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Smith (J.F. & G.H.) architects, 13 ~~Sxyxxx~~
School St., Boston

Architects Directory 1959–

Gilbert H. Smith

1892 · YR. Commencing JULY 1, 1892 – J.F. & G.H. 22 School

Arch. Directory 1894/95 – Smith, J.F. & G.H. 22 School ST.

" " 1887. – 0

YR COMMENCING JULY 1 1890 – 0 GILBERT DRAFTSMAN

1891 – GILBERT ARCHT 27 School Hill & Sq

YR commencing JULY – 1893 – 22 School → CHILDSMITH

YR commencing JULY 1, 1895 – 22 School

" " " 1886 – 13 School

" " " 1897 – 13 "

" " " 1898 – 13 "

1899 UNDER GILBERT 13 School

1900 J. & G.H. IN CLASSIFIED

GILBERT 13 School

SKETCH BOOK

By J. F. & G. H. SMITH, Architects.

22 School Street, Boston, Mass.

J. F. & G. H. SMITH,

= = Architects = =

22 SCHOOL STREET, BOSTON, MASS.

ALFRED MUDGE & SON, PRINTERS, BOSTON.

INTRODUCTION.

OUR SKETCH BOOK is the outcome of the many requests made by people for something that will form a sort of groundwork, or starting point, enabling them the more definitely to arrange and mature their general plans before placing them in the hands of a professional architect.

Formerly, the average man who was to build did not employ an architect's services, for the reason that he believed he could put the money to better use in the house, or else he could find one of the so-called ready-made plans that would suit his demands, the chances of which were about even of his getting a ready-made coat to fit perfectly; in either case the inevitable result is that he is not satisfied. One forgotten thing after another will crop out, a change is made here, another there, and, finally, after an almost endless worry, he enters a completed (?) house that is not what he wanted, and he has overrun his estimate.

The employment of an architect, for the working up and development of plans, is now acknowledged by almost everyone to be the most satisfactory way of doing business.

It is better for the client, because he can see by an examination of the various scale drawings, working plans, etc., just what he is going to get for a stated sum.

It is also conceded by the builder to be the best way for him; for he can make a close estimate, knows just what he has to do, also relieves him of many points of calculation involved.

In the employment of an architect the client or owner should always give the architect his entire confidence, as this will invite co-operation on his part.

The client should state frankly the amount he is willing to spend, and not mislead the architect. In other words, he should not expect the architect to build a *four*-thousand-dollar house for two thousand dollars.

We realize that the architecture of the future will be of a less florid character than in the past, and have treated our designs accordingly.

We consider it better taste to avoid flimsy and trashy details in our homes; the study should be for harmony and repose, not ostentatious display.

Although these designs have been built, it is impossible to give the exact cost of what any one design could be built for, as the cost varies in different locations. The nature of the lot has some bearing upon the cost; the price of labor and material differ in different sections. Therefore the prices we quote are approximate.

Let us urge upon you not to put off seeing an architect until just before you are to build.

A good plan cannot be made in a week, but should have time for careful study, that all minor details may be incorporated in the plans and specifications. We do not expect anyone will be perfectly suited with any one design just as we have presented it, everyone having his own ideas; but he may be able to give intelligent instructions to his architect as to what he does want.

In putting forth this work we do not claim that it is gotten up for missionary purposes, but expect, of course, that it will prove of some profit to our business, and invite you to treat with us by letter or personal call, if you contemplate building.

J. F. & G. H. SMITH, ARCHITECTS.

OUR ANNOUNCEMENT.

IF you intend to build you are certainly in need of an architect.

When you have a case at law you do not appear before the justice in your own behalf, but rather place your interests in the hands of an able advocate.

When you are ill you do not go at once to the apothecary, but instead you call in the physician and let him first prescribe.

The architect stands to his client in the light of both attorney and physician. He makes a diagnosis of your case, prescribes in the shape of plans and specifications, sends you to the builder, and he compounds the prescription.

When a carpenter receives his orders directly from the owner in some such way as this, "Build me a house like Mr. Blank's, but with such and such changes," there can never be any definite contract; for changes and alterations in the way of "extras" amount to a very nice sum in most cases. Carpenters like these "extras," though they often grumble about them, as they are the fat pickings of the job and are often a source of more profit than the original job, and in most cases more than pay what plans would cost.

Such is not the case when completed plans and specifications are presented to the builder for estimates. He knows just what is expected of him; there is no chance for a quibble. In consequence, when several contractors figure on a plan it is known that their figures are all based on the same work.

We are prepared to develop plans of any class of buildings that you need, and solicit your work.

SKETCHES.

We prepare sketches for those contemplating building, showing the arrangement of the interior and style of exterior, the charge for which will be allowed when plans are ordered.

Our charges for these sketches are based as follows: —

For a building under $5,000	$5 00
" " " 10,000	10 00
" " " 15,000	15 00

For a building over $20,000 we will submit a sketch free, provided it is a fair competition, to be decided on its merits.

TERMS. — Our terms for full or partial service in preparing plans will be quoted upon our being acquainted with the nature and amount of work desired.

DESCRIPTION OF DESIGNS.

DESIGN No. 1. *Exterior.* Foundation and underpinning walls of stone. Cellar, cemented, 8′–0″ high. First story 9′–6″, second story 9′–0″. First story clapboards, second story and gables shingles.

Interior. Nine rooms and attic. Fine reception hall and staircase in oak; parlors in white enamel with cosey inglenook in rear parlor; cosey nook off stair landing with seat and cut-glass window. Kitchen wainscoted; hall and dining-room oak wainscoted; bath-room hard-wood; chambers white wood, natural finish; attic, servants' room, and large ball room with maple floors, beams of roof showing. Cost, $6,000.

DESIGN No. 2. *Exterior.* Foundation and underpinning walls of stone. Cellar, cemented, 7′–0″ high. First story 8′–9″, second 8′–6″ high. Entire exterior shingled.

Interior. Seven rooms. Reception hall and staircase in hard wood; very pretty staircase; parlor and dining-room connecting, fireplace in each; kitchen wainscoted; second story finished in white wood, natural finish; large closets in chambers; attic unfinished. Cost, $3,000.

DESIGN No. 3. *Exterior.* Foundation and underpinning of granite. Cellar 7′–0″ high, cemented. First story 9′–0″, second story 9′–0″ high. Body of house clapboarded, roof shingled; large pilasters with molded caps.

Interior. Seven rooms and reception hall. Reception hall has window seat and cosey nook, lavatory in entry; kitchen wainscoted, has large pantry and china closet; dining-room has fireplace with colonial mantel and china cabinet; hall, parlor, and dining-room connecting. Second story has four fine chambers and bath-room finished in cypress; the fine closet room is a feature; attic has one finished room. Cost, $4,500.

DESIGN No. 4. *Exterior.* Foundation and underpinning of granite. Cellar 8′–0″ high, cemented. First story 9′–0″, second 9′–″0 high. Entire exterior shingled.

Interior. Eight rooms. Reception hall and attic. The reception hall with its fireplace and staircase are attractive entrance features; hall and dining-room finished in oak; parlor, white enamel; other rooms, white wood. Sitting-room with its fireplace, book-case, and pier glass are features of second story. Attic has four fine chambers. Cost, $6,000.

DESIGN No. 5. *Exterior.* Foundation and underpinning of stone. Cellar 8′ 0″ high, cemented. First story 9′ 0″, second story 9′ 0″. First story clapboarded, second story and attic shingled.

Interior. Eight rooms and attic. Reception room and hall in oak, parlor white enamel, parlor and dining-room connecting; octagon window in parlor and chamber are pretty features; fireplace in dining-room. Second story has four chambers, with nice closets, finished in white wood. Attic has chamber, and billiard room. Cost $3,900.

DESIGN No. 6. *Exterior.* Old colonial style; foundation walls of stone. Cellar 8′ 0″ high, cemented. Height of stories 9′ 0″. Body of house clapboards.

Interior. Nine rooms and attic. First story has hall, dining-room, parlor, and library connecting; fireplaces in dining-room, parlor, and library; the feature of the dining-room is the inglenook. Parlor and hall white enamel, dining-room oak, library sycamore; hall and dining-room are wainscoted. Lavatory off hall. Second story has four chambers, with excellent closet room, also a sewing room; fireplace in front chamber. Second story finish, white wood. Attic has two chambers and a large play room. Cost $8,000.

DESIGN No. 7. *Exterior.* Foundation stone, underpinning granite. Cellar 7′ 0″ high, cemented. Height of stories 8′ 6″. Entire exterior is shingled.

Interior. Seven rooms. The parlor, with its library nook, with book-cases and seats, is a very pretty and useful feature. The dining-room has a very pretty inglenook, with seat and fireplace. The kitchen has very good pantry and china closet. Second story has four very fine chambers, with closet room. Attic unfinished. Cost $3,300.

DESIGN No. 8. *Exterior.* Foundation stone, underpinning granite. Cellar 7′ 0″ high, cemented. Height of stories, 8′ 9″ and 8′ 6″. First story clapboards, second story and gables shingles.

Interior. Seven rooms and attic. First story has reception hall, parlor, and dining-room connecting; kitchen has good pantry. Second story has four good chambers. Attic has one finished chamber. Finish, white wood; cost, $2,500.

DESIGN No. 9. *Exterior.* Foundation walls stone. Cellar 7′ 0″ high, cemented. Height of stories, 8′ 6″. First story clapboards, second story and attic shingles.

Interior. This house is arranged for two families. On each floor are parlor, dining-room, kitchen, two chambers, bath-room, pantry, and china closet. Attic has two chambers for second-story family. Front and back stairs. Finish, North Carolina pine. Cost, $3,800.

DESIGN No. 10. *Exterior.* Foundation walls of stone, underpinning of buff brick. Cellar 8′–0″ high, cemented. Height of stories 9′–0″. Entire exterior shingled.

Interior. First floor has parlor, dining-room, reception halls, and kitchen; second story has four chambers and bath-room; attic three chambers and billiard room. Parlor finished in white enamel, reception halls and staircase in oak; oak floors in halls and dining-room; second story and attic finished in white wood. The reception hall, balcony on stairs, and exterior chimneys are special features. Cost, $5,900.

DESIGN No. 11. *Exterior.* Foundation walls of granite. Cellar 7′–0″ high, cemented. Height of stories 8′–6″. Entire exterior shingled.

Interior. Seven rooms. First story has reception hall, parlor, dining-room, kitchen; second story has four chambers; attic is unfinished. Finish is cypress. Fireplace in dining-room and pretty staircase are the features. Cost, $3,000.

DESIGN No. 12. *Exterior.* Foundation walls. Cellar 7′–0″, cemented. Height of stories 8′–6″. Exterior clapboards.

Interior. Nine rooms. Parlor finished in white enamel, dining-room in cypress; hard-wood floors in dining-room and hall; kitchen wainscoted. Second story finished in white wood. The china closets and window seat in dining-room are very cosey features, and the staircase finish of hall is very attractive as an entrance feature. Second floor has five rooms and bath-room, and good closet room. Attic unfinished. Cost, $4,300.

DESIGN No. 13. This design is shown as an example of how the same arrangement of rooms may be made to appear like two different houses by treating the exterior in a different manner. In this one we have used the gambrel roof and shingled the house in place of the hip roof and clapboards, in design No. 12. The arrangement of rooms are same as in No. 12. Cost, $4,400.

DESIGN No. 14. *Exterior.* Foundation stone, underpinning brick. Face walls, selected hard burned brick, with molded brick and stone trimmings.

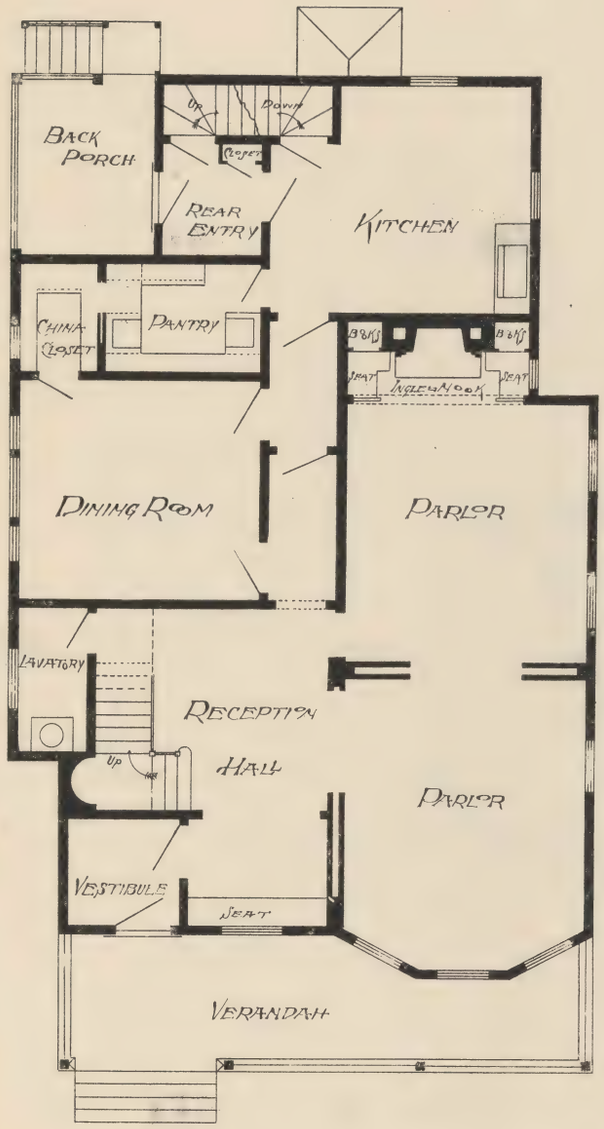
Interior contains eight apartments of six rooms each and bath. Finish, white wood, cypress doors, hard-wood stairs and halls. Elevator. Cost, $20,000.

DESIGN No. 15. *Exterior.* Foundation granite. Cellar 7′ 0″ high, cemented. Face walls on the two streets are of red facebrick, back walls hard burned brick; buff brick and molded brick are used to trim the fronts.

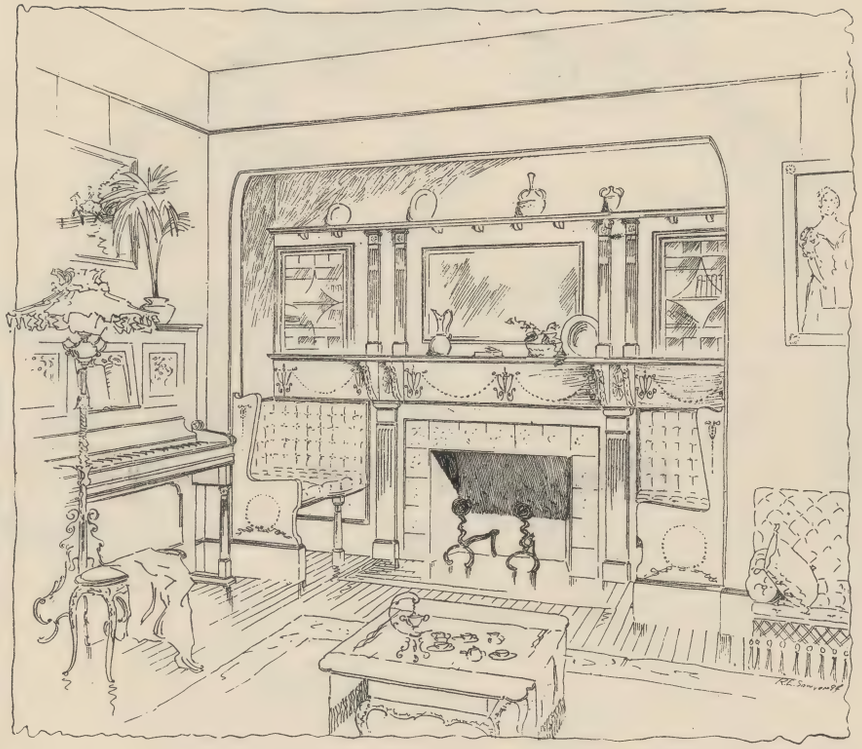
The Interior contains twelve apartments and four stores. Each apartment has five rooms, bath-room and pantry; finish, white wood. Front halls and stairs are ash, rear stairs hard pine. Elevators in rear hall, steam heat in each apartment, and stores. Cost, $38,000.

Design No. 1.

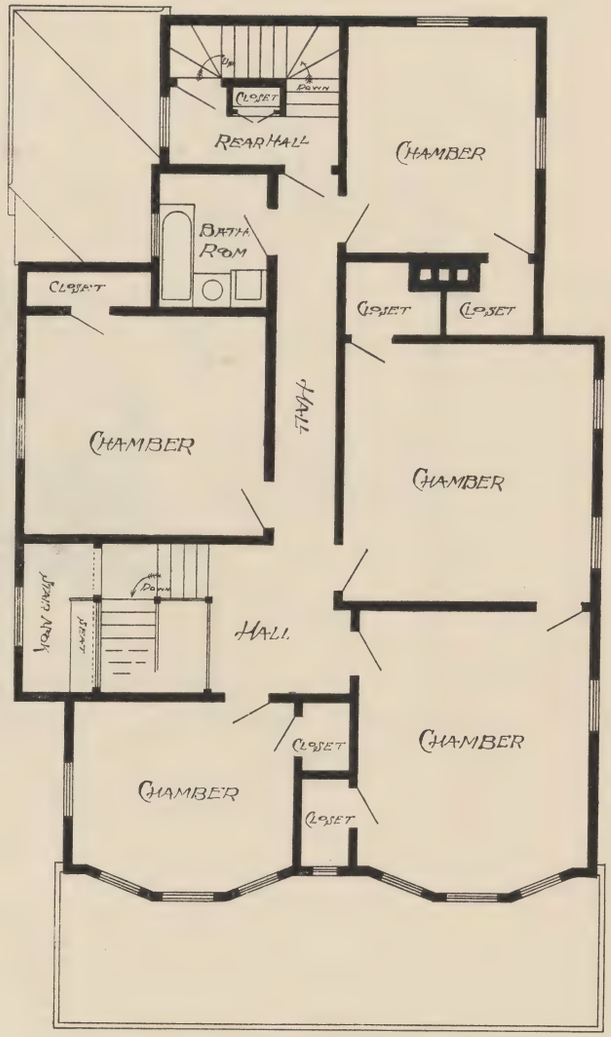
House at Roxbury, Mass.



FIRST FLOOR PLAN.



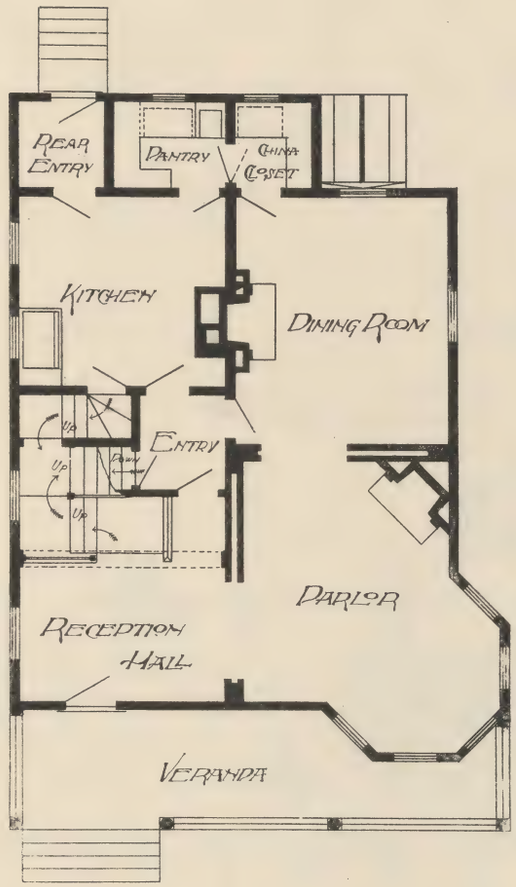
INGLENOOK IN PARLOR.



SECOND FLOOR PLAN.

Design No. 2.

House at Yorktown Heights, N. Y.



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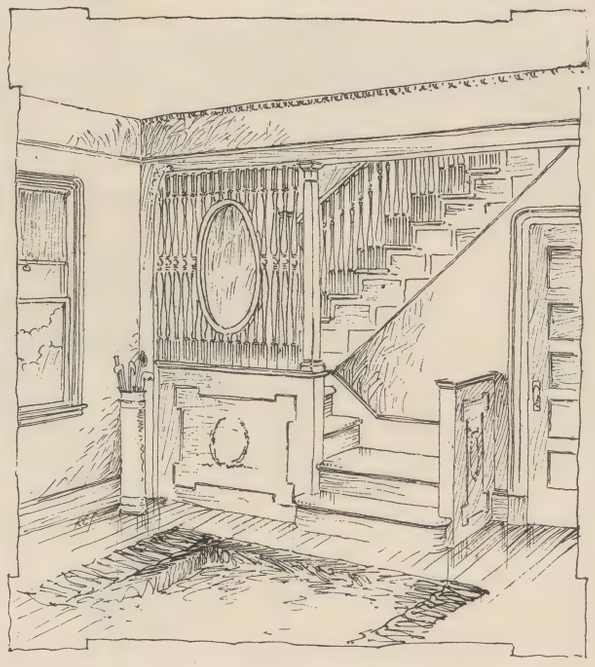
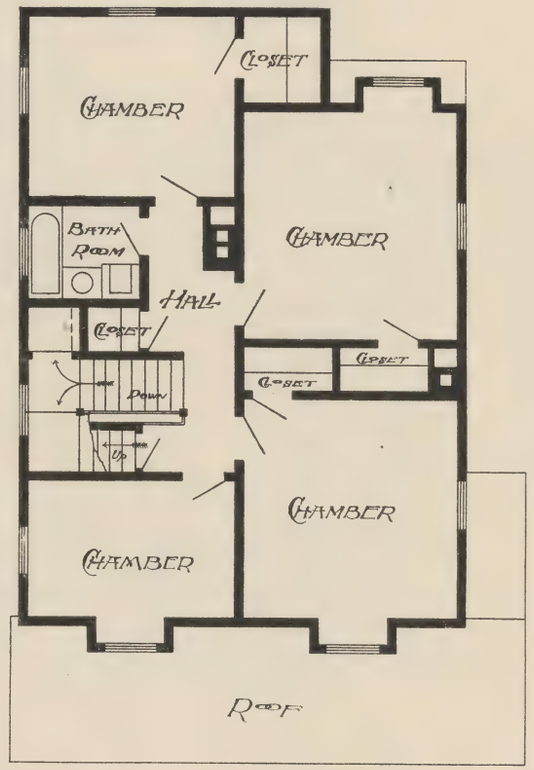


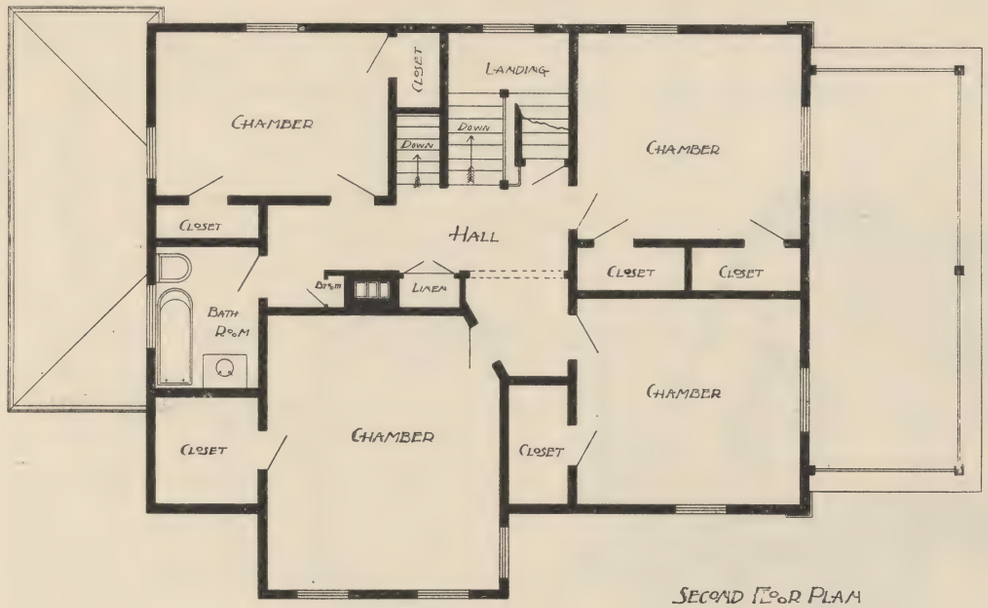
STAIRCASE AND HALL.



SECOND FLOOR PLAN.

Design No. 3.

House at Atlantic, Mass.



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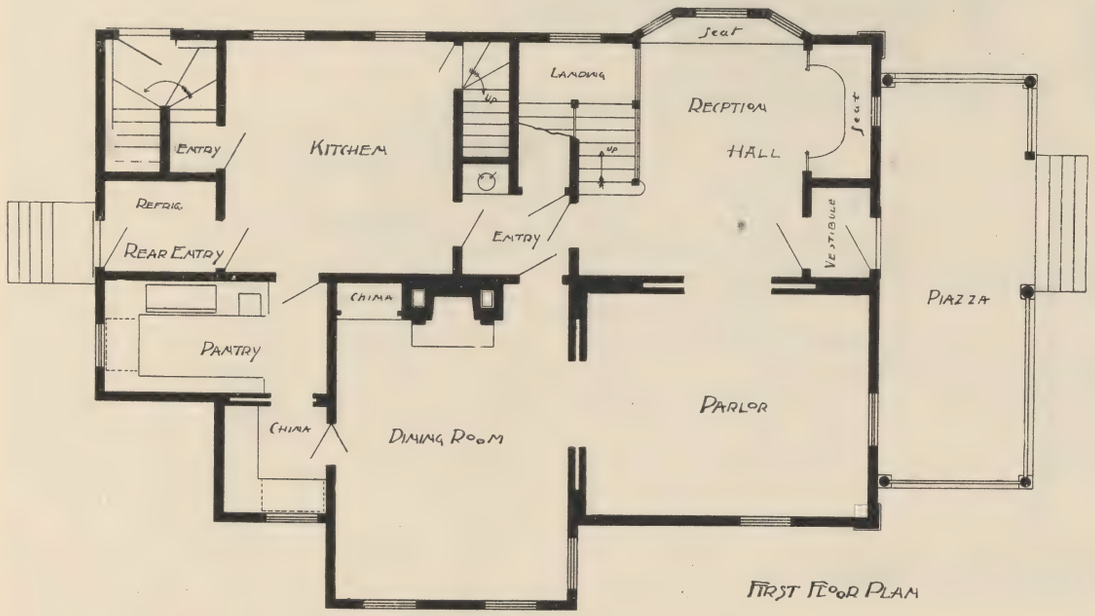

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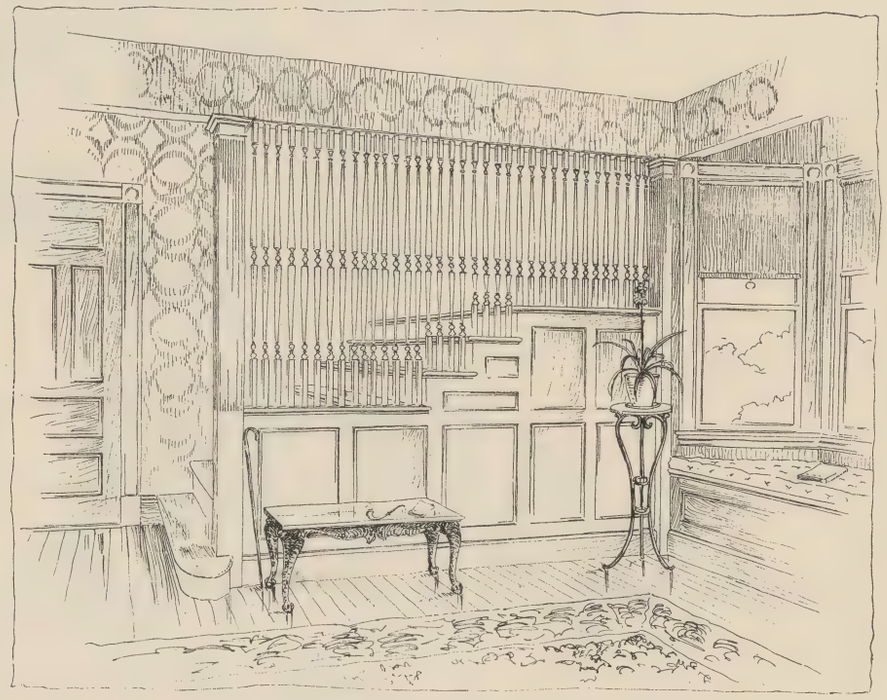
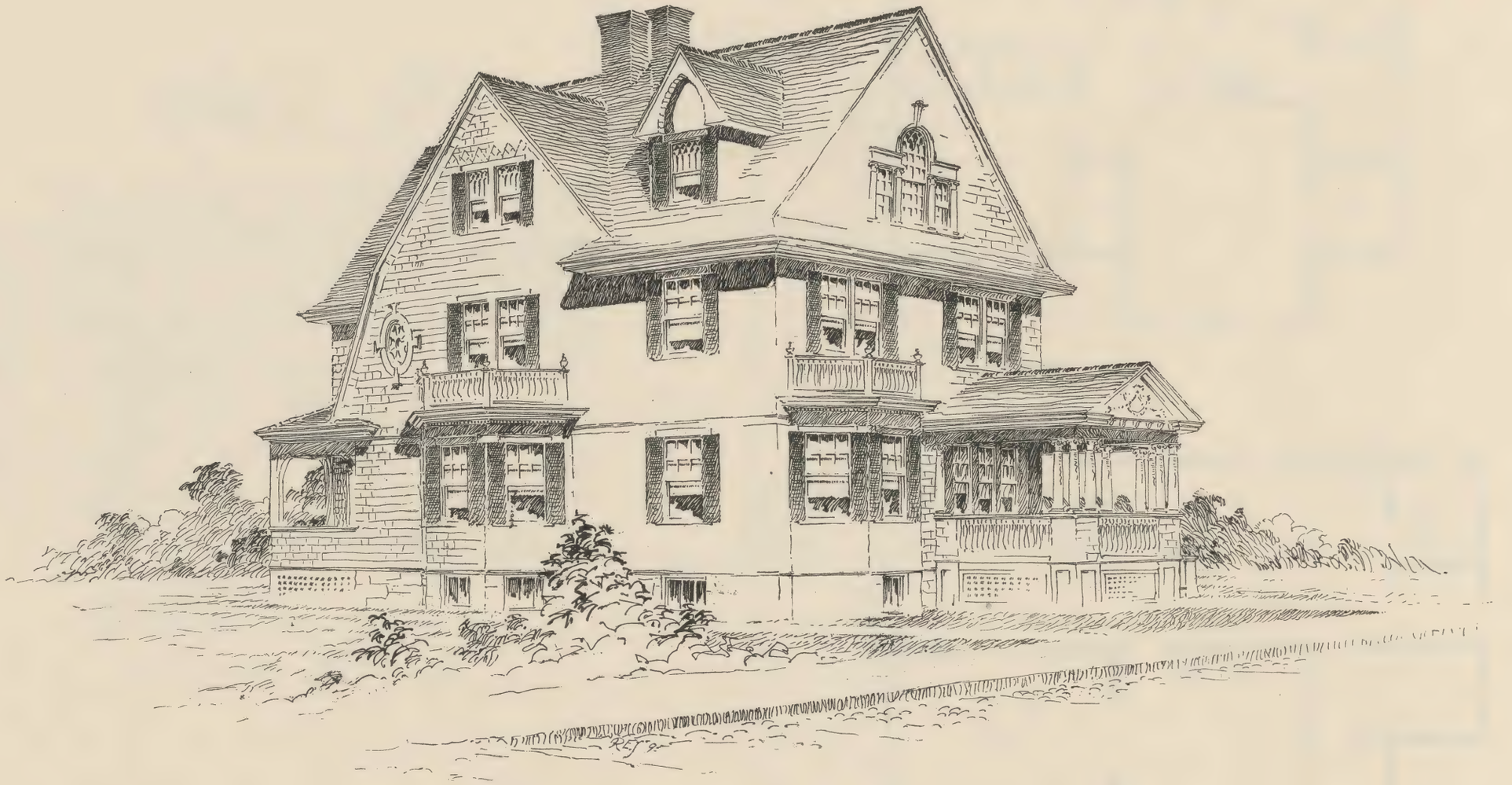
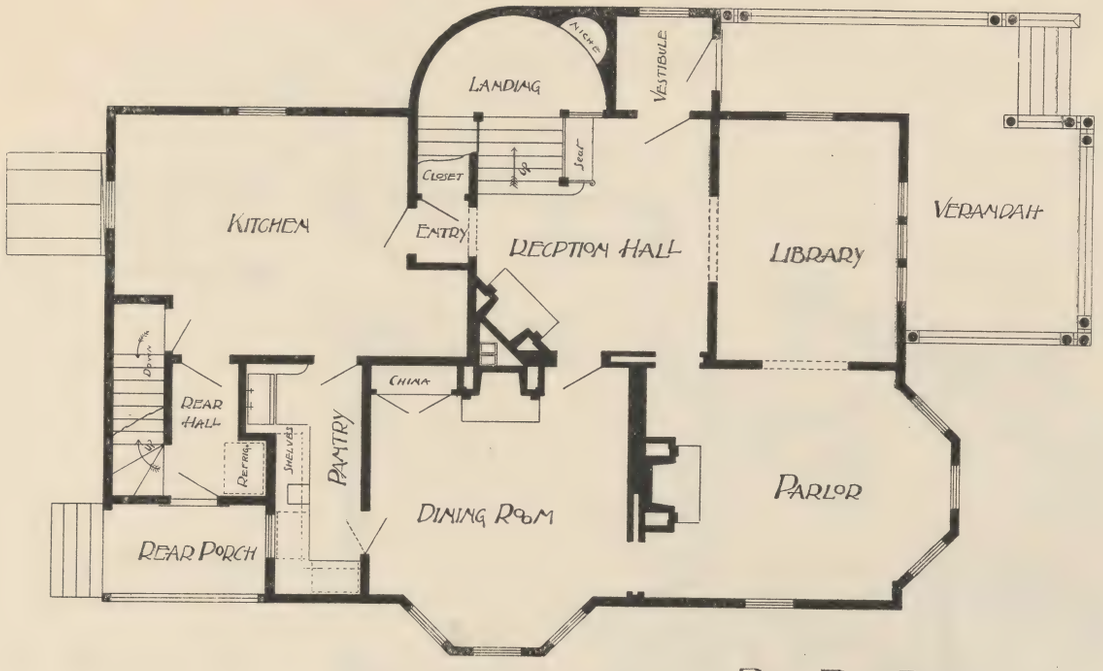


RECEPTION HALL AND STAIRCASE.

Design No. 4.

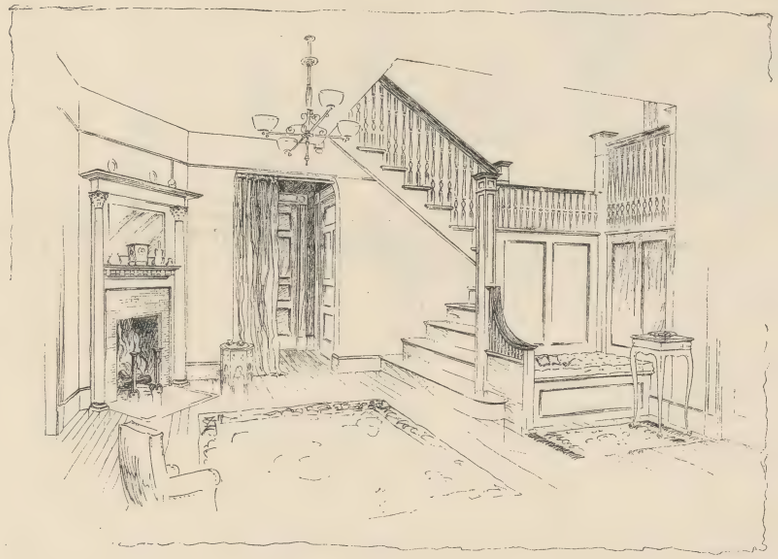


House at Wollaston, Mass.

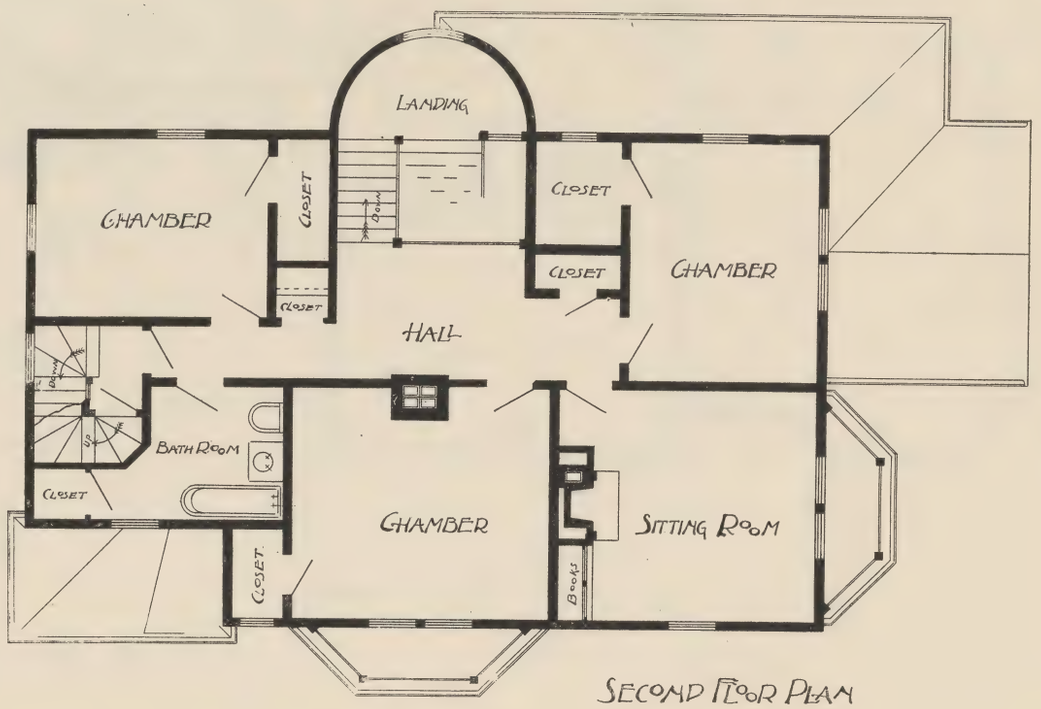


FIRST FLOOR PLAN

SITTING-ROOM MANTEL AND BOOK CASE.



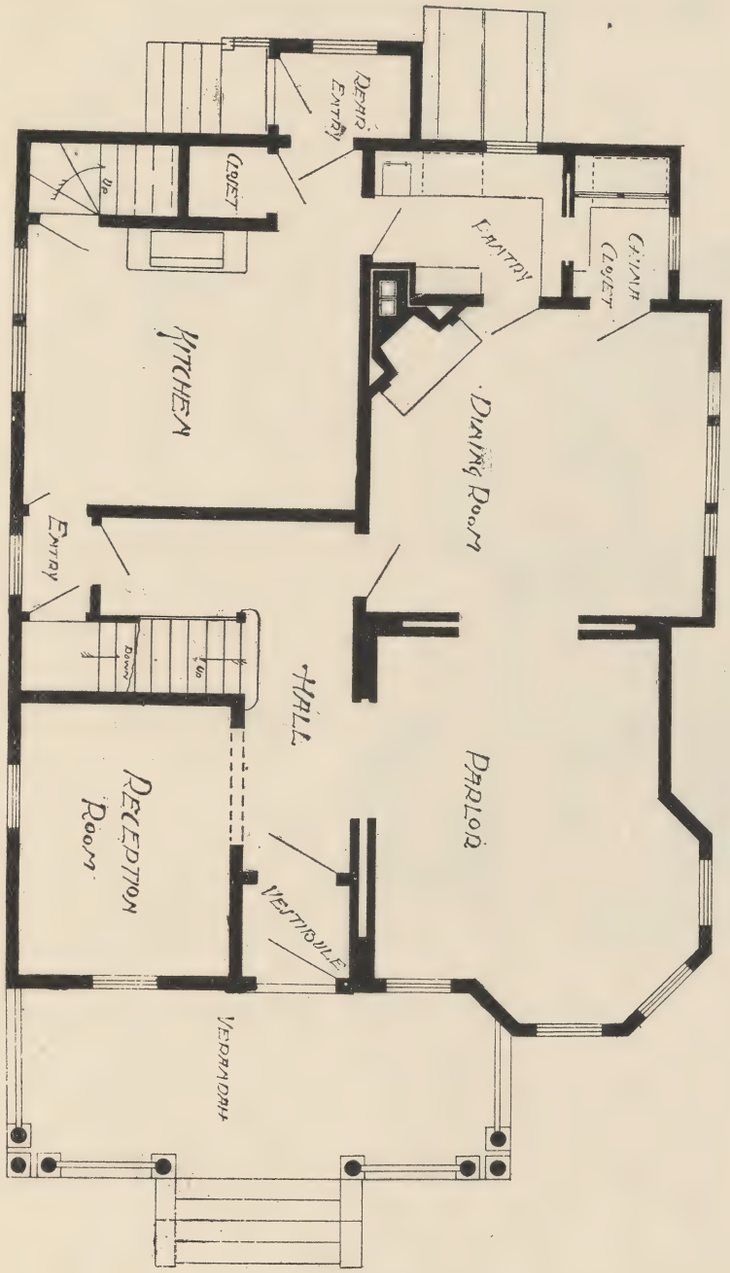
RECEPTION HALL.



SECOND FLOOR PLAN

Design No. 5.

House at Dorchester, Mass.



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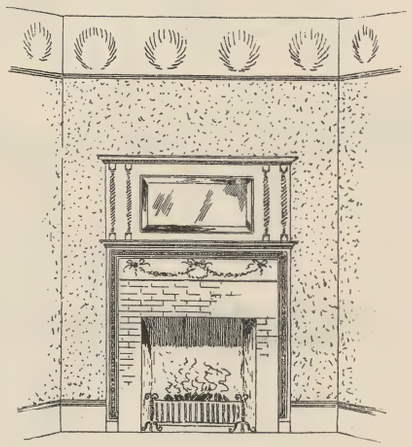
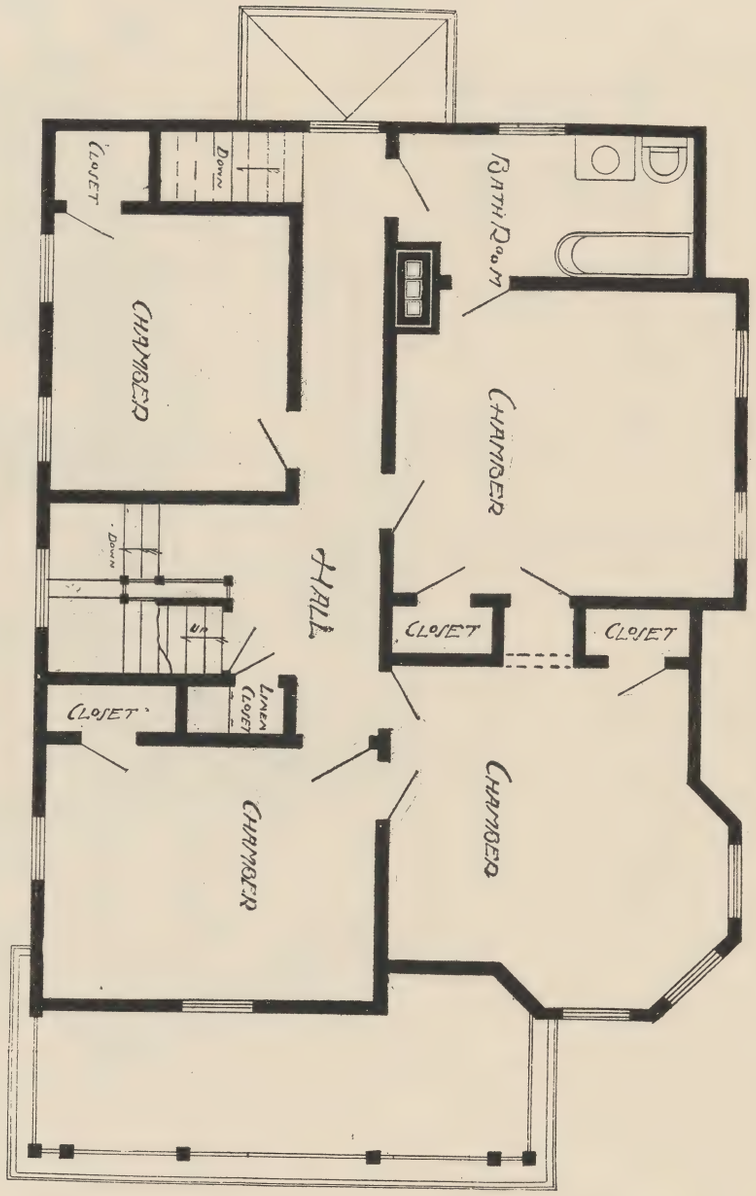


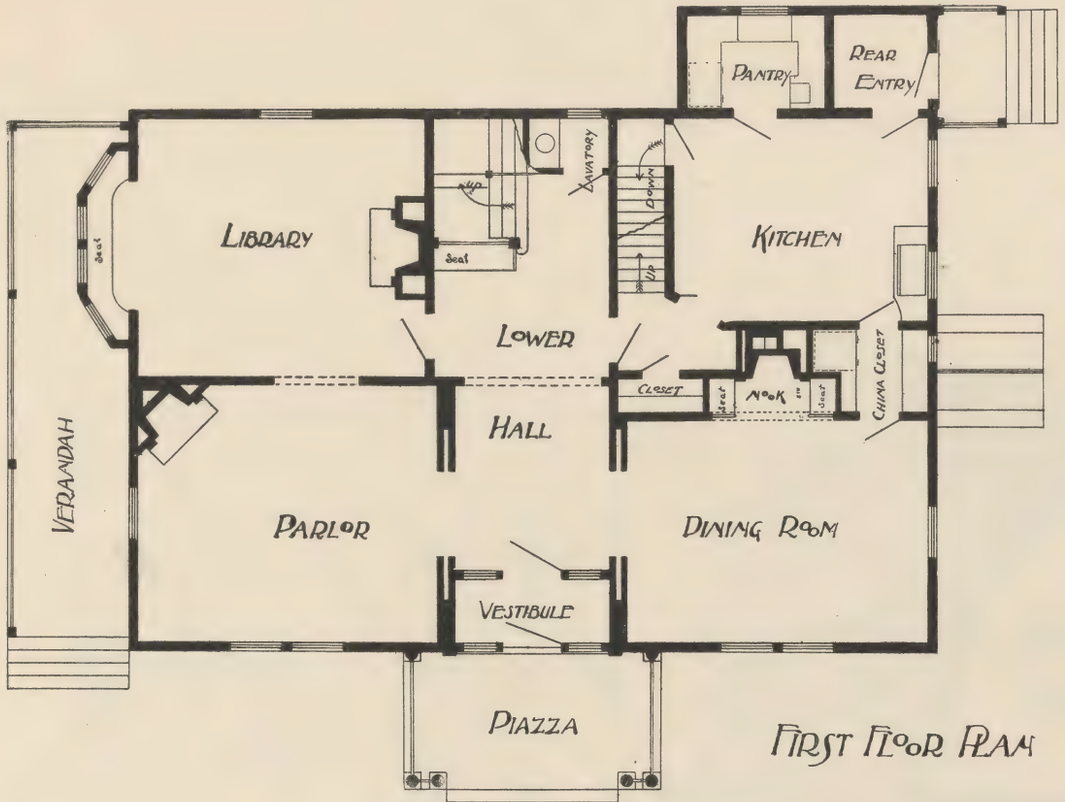
MANTEL IN DINING ROOM.



SECOND FLOOR PLAN.

Design No. 6.

House at Cambridge, Mass.



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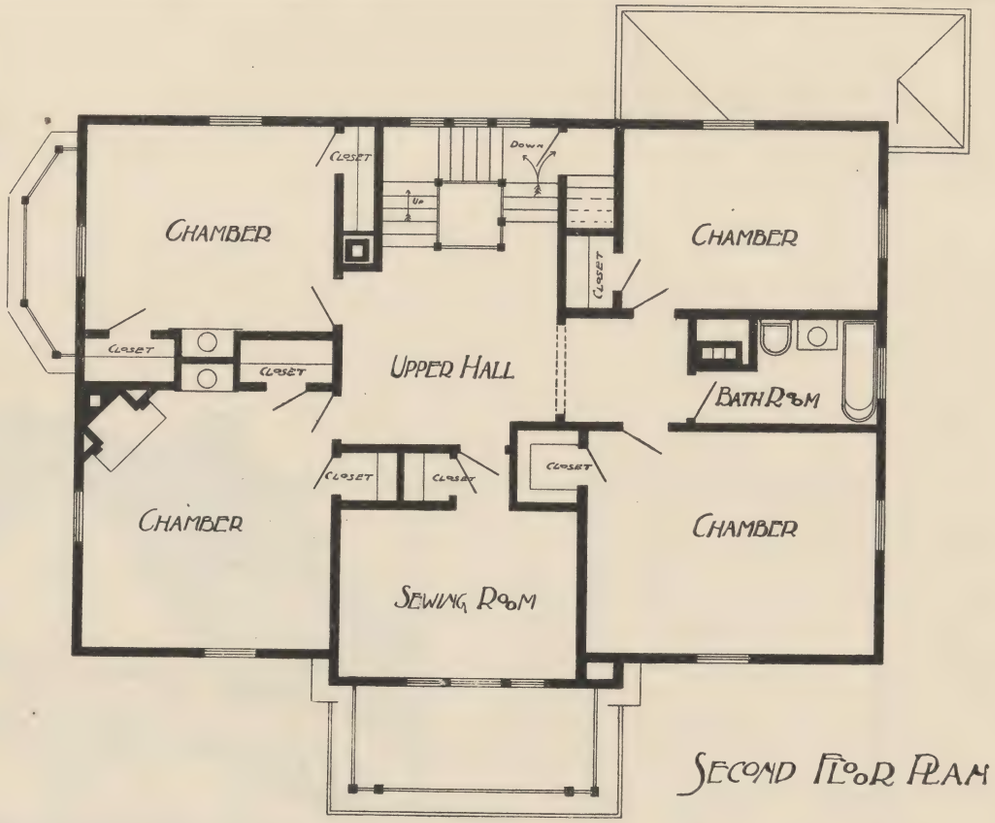

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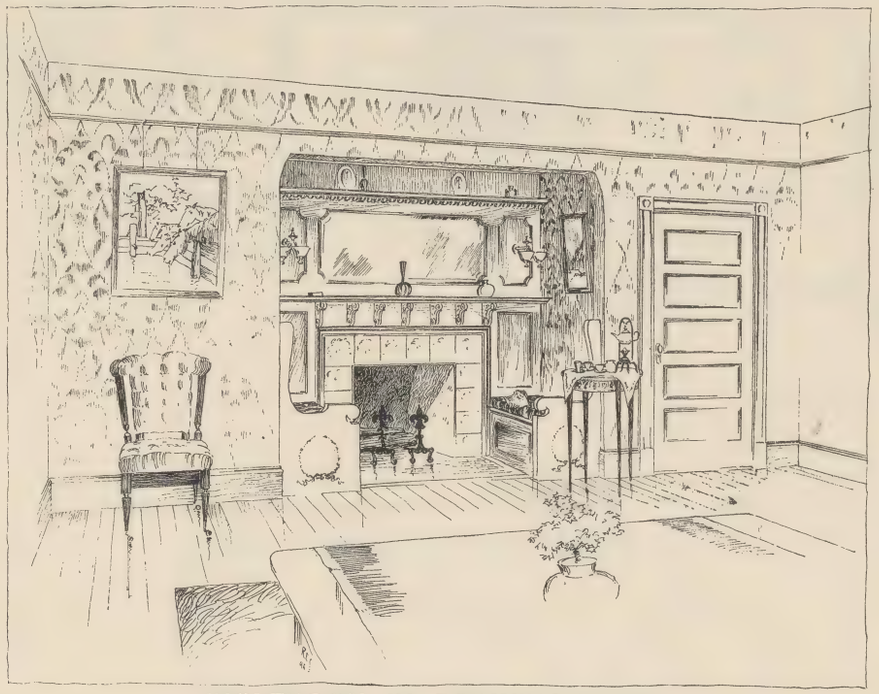
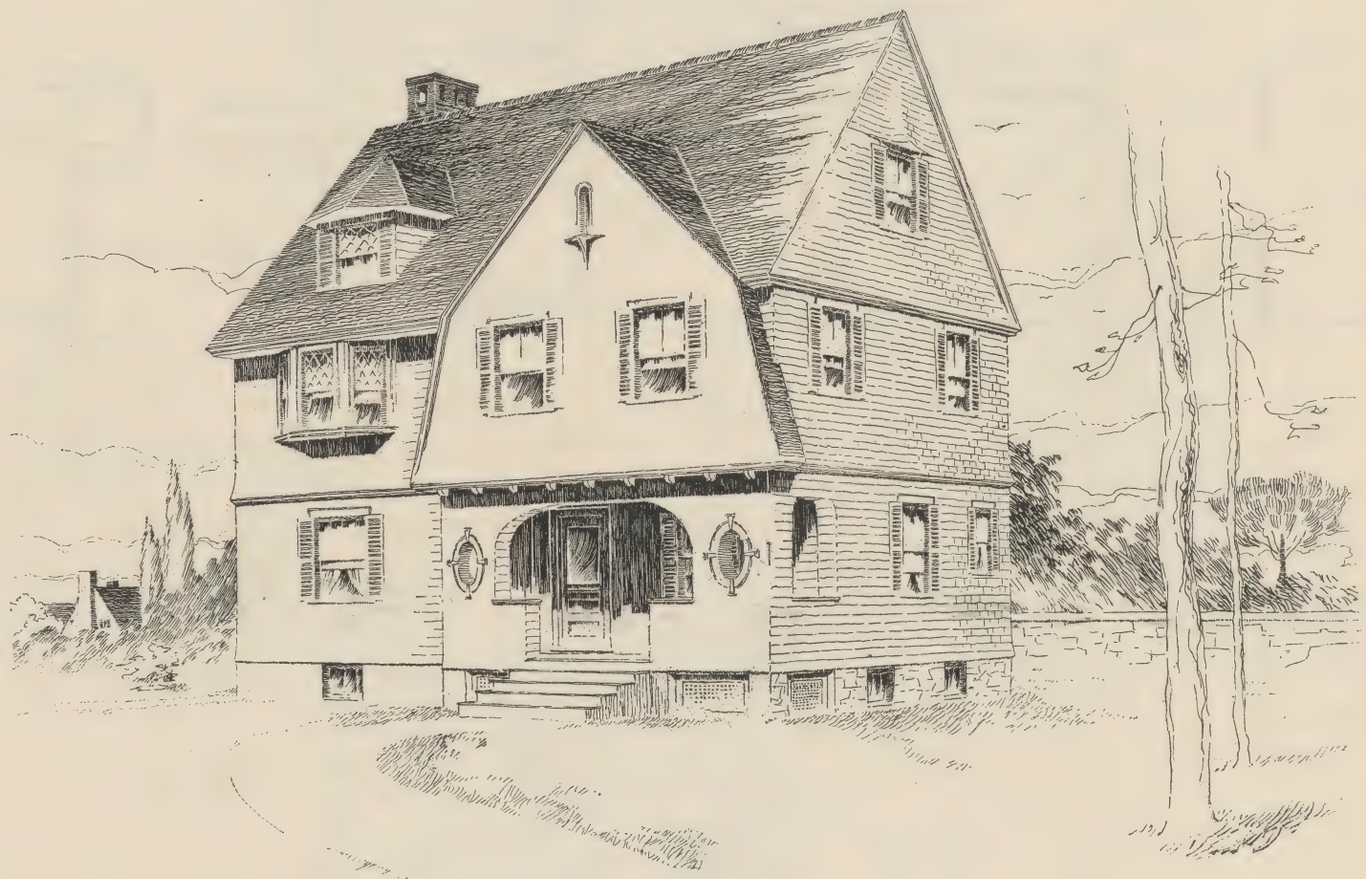
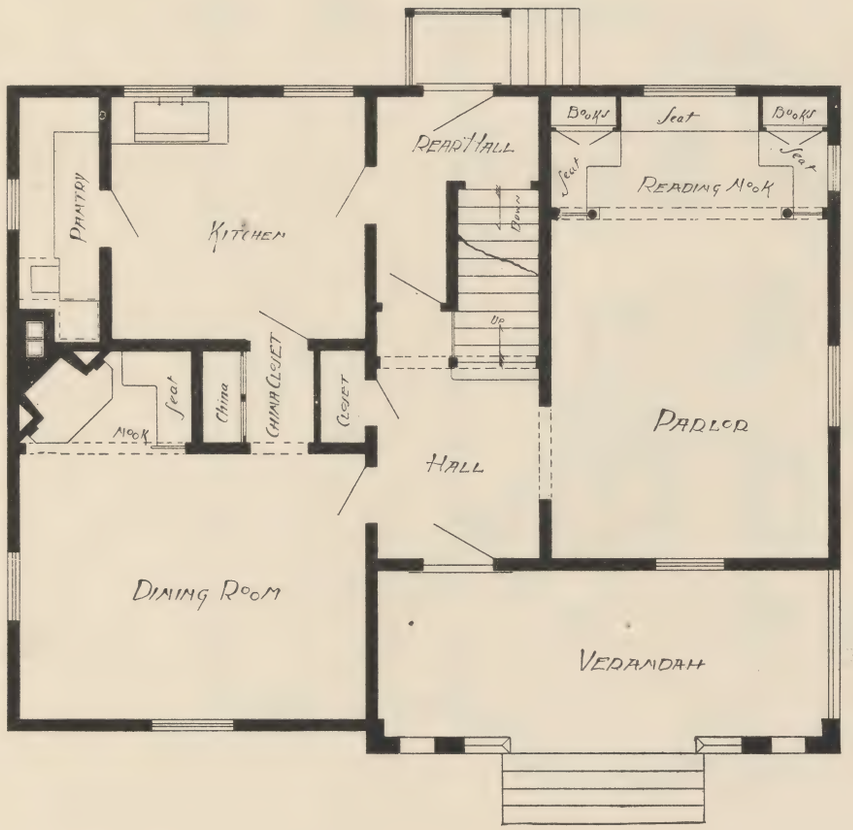


INGLENOOK IN DRAWING-ROOM.

Design No. 7.



House at Atlantic, Mass.



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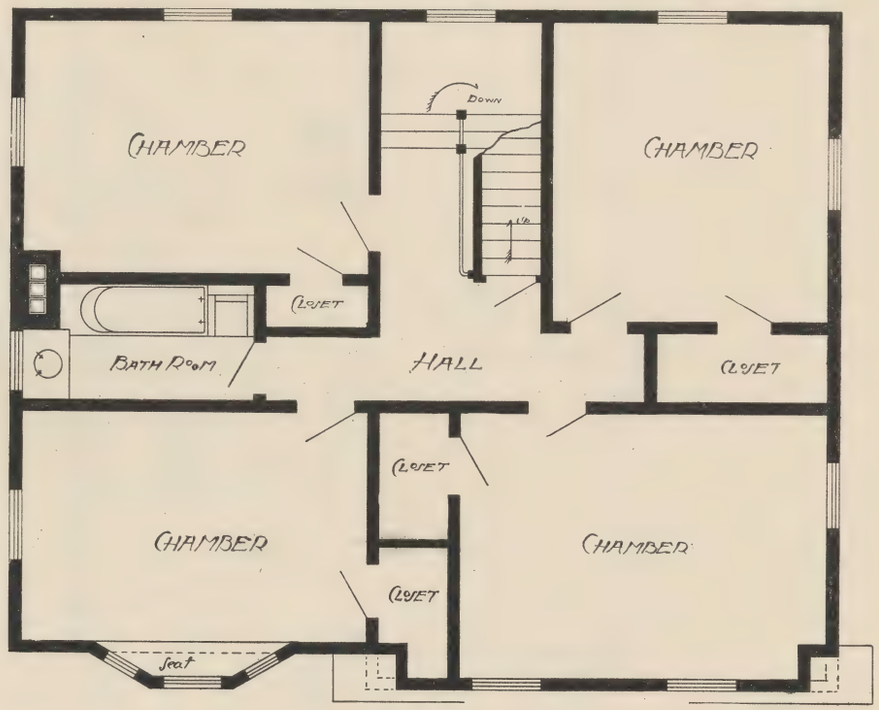

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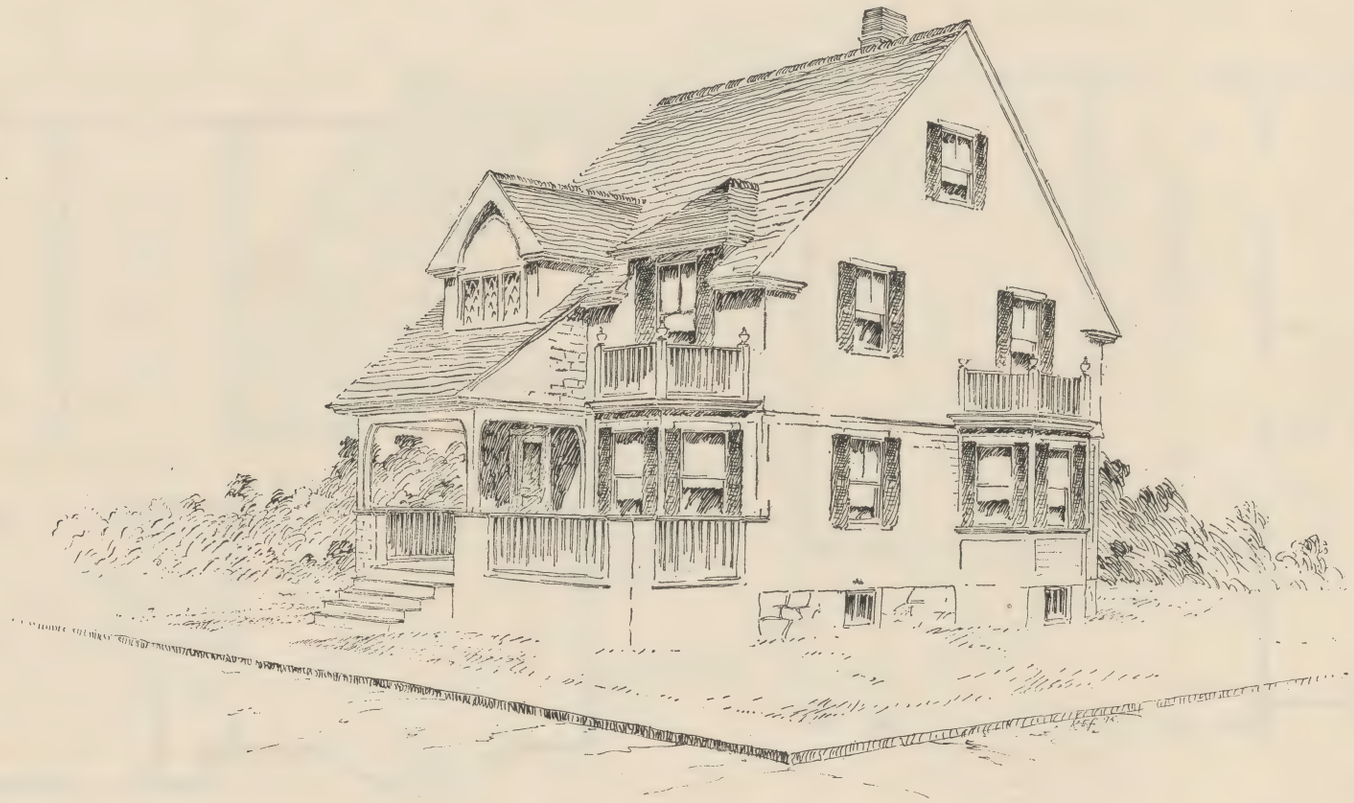
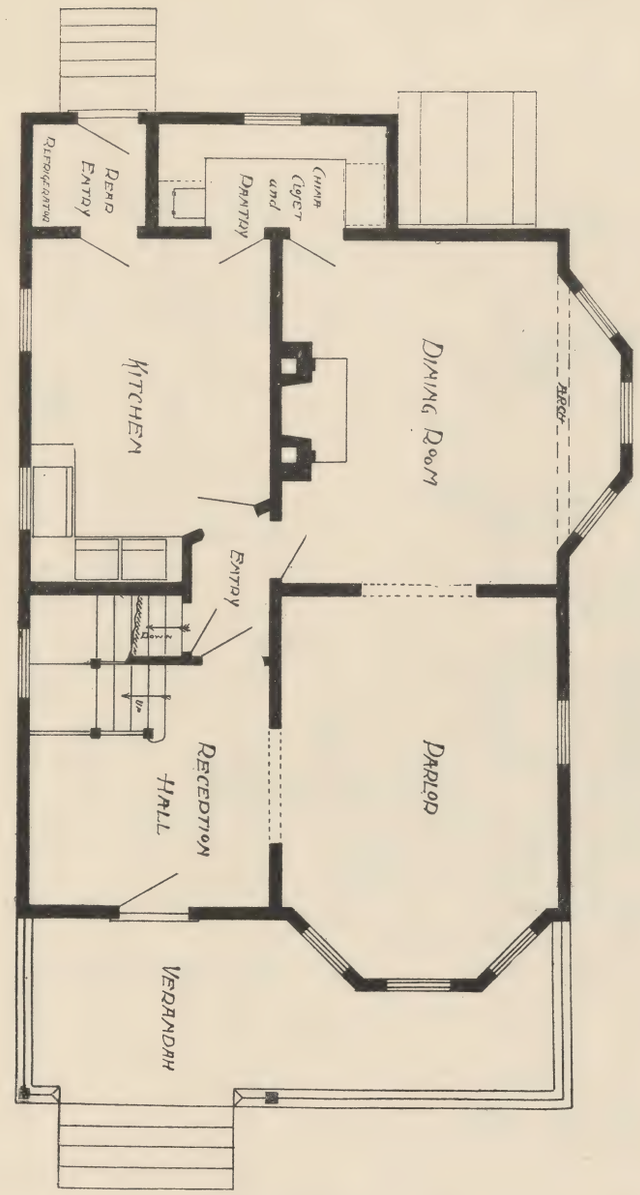
Design No. 8.



House at Milton, Mass.



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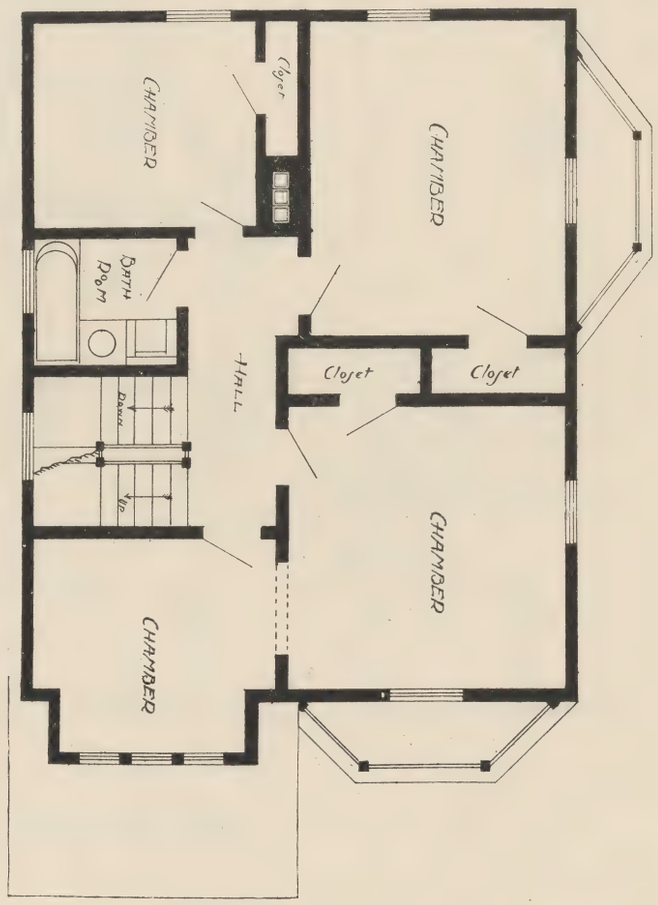
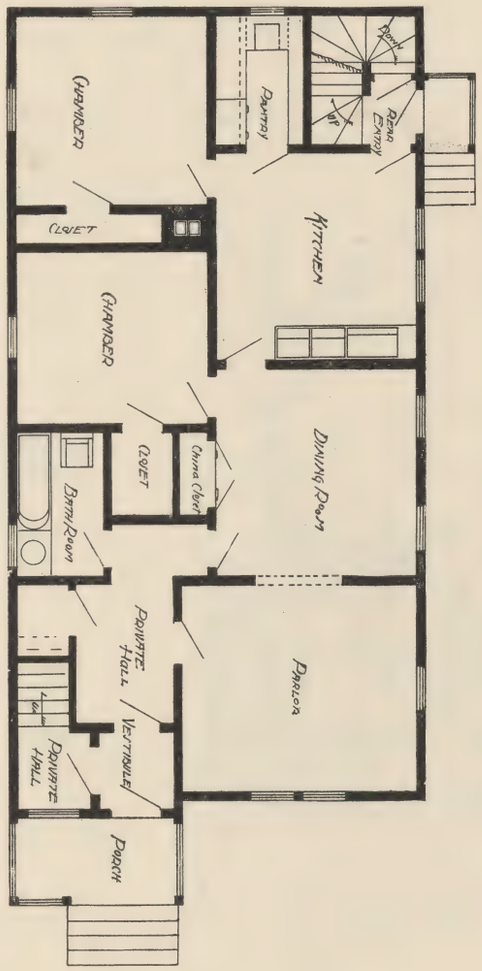


SECOND FLOOR PLAN.

Design No. 9.

Two-Apartment House at Brighton, Mass.

Design No. 9.



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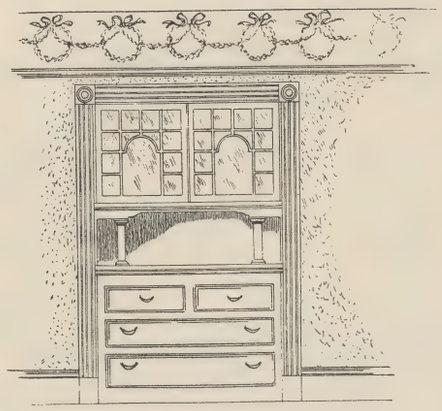
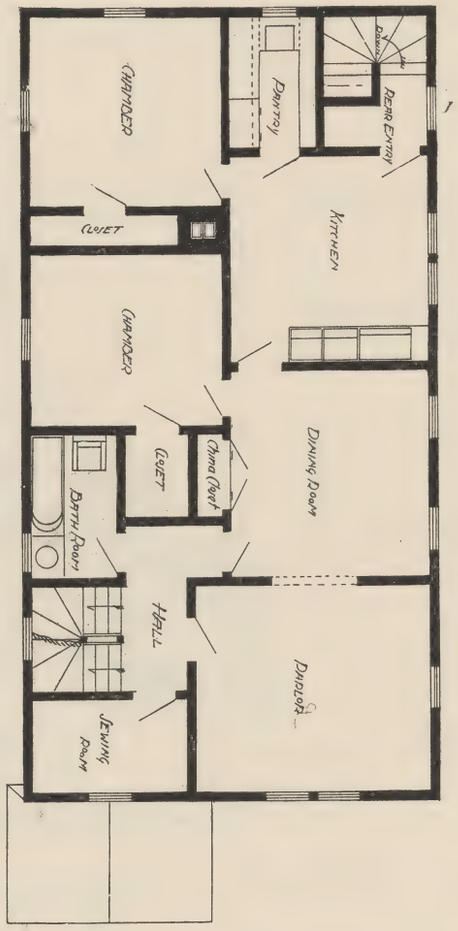
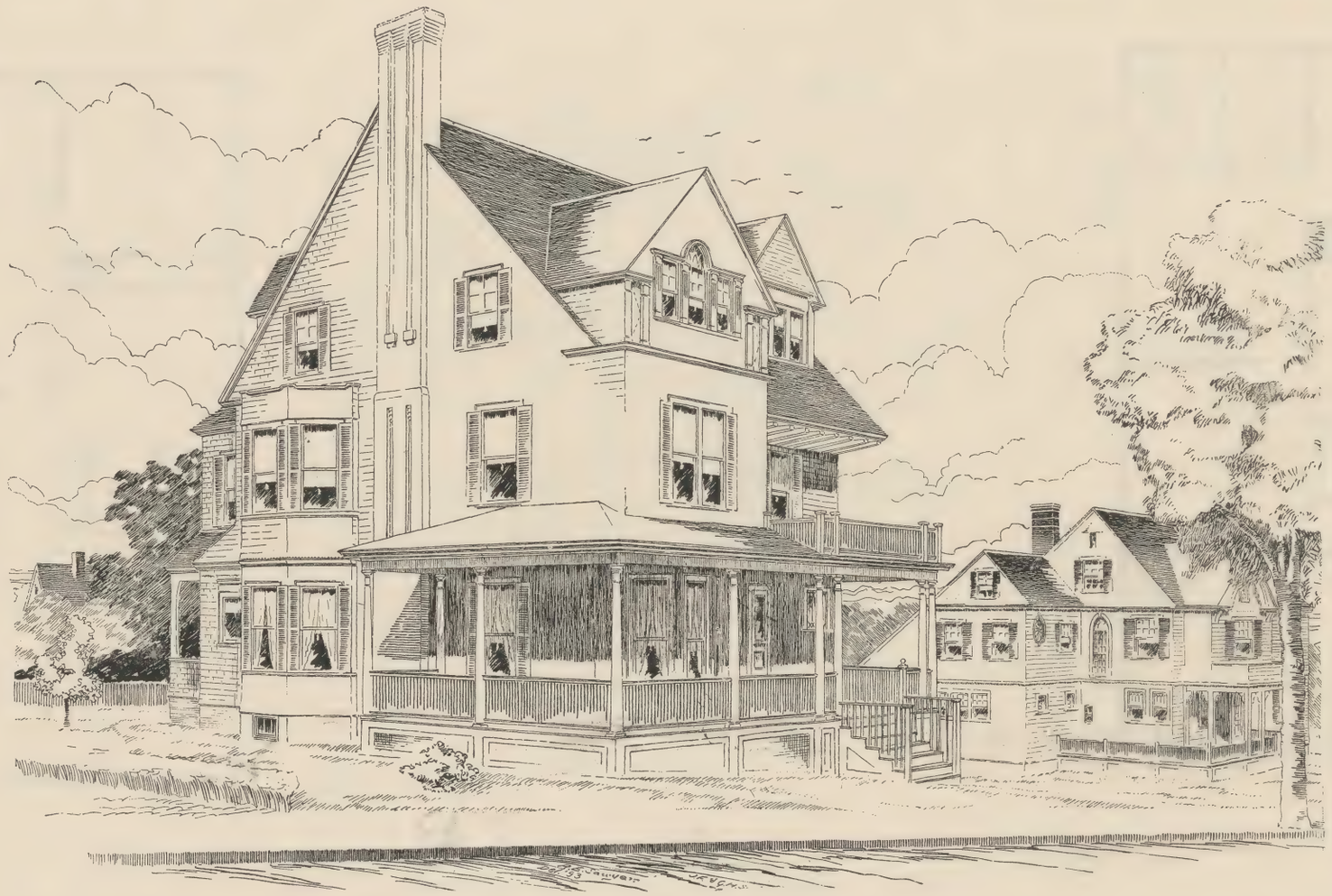


CHINA CLOSET IN DINING ROOM.

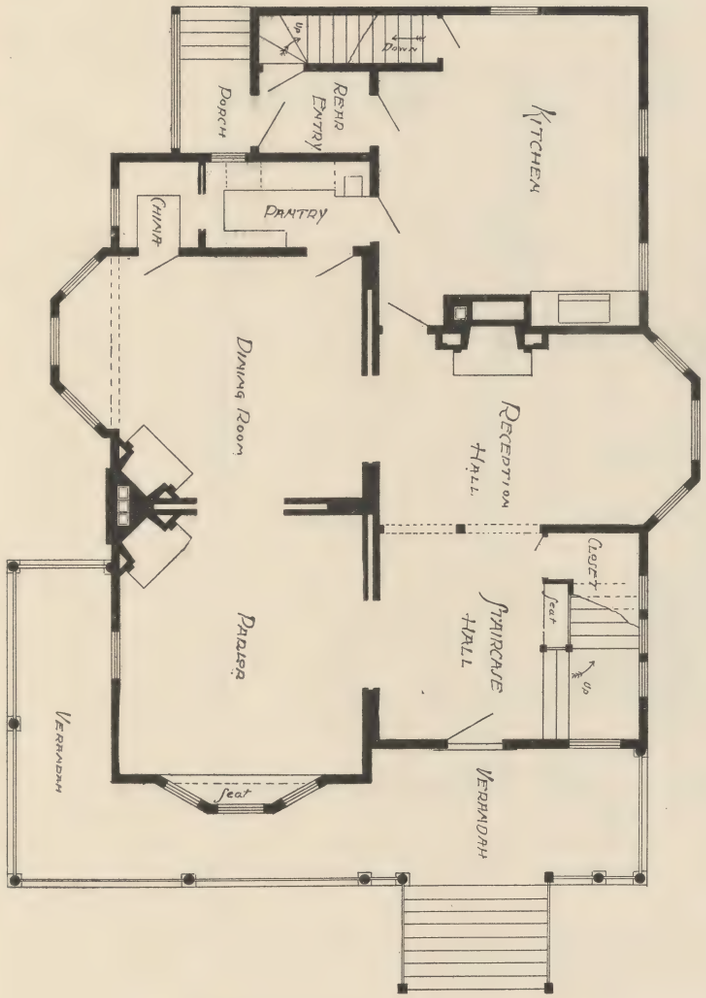


SECOND FLOOR PLAN.

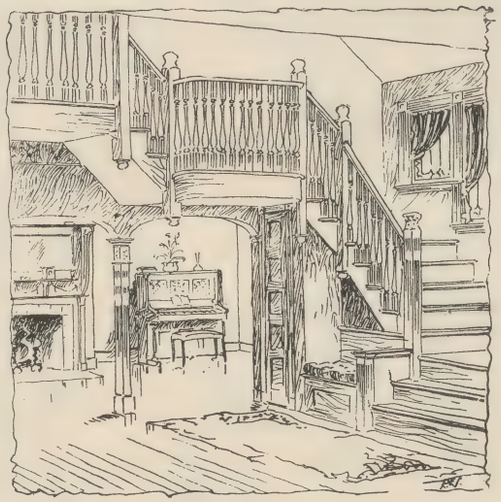
Design No. 10.



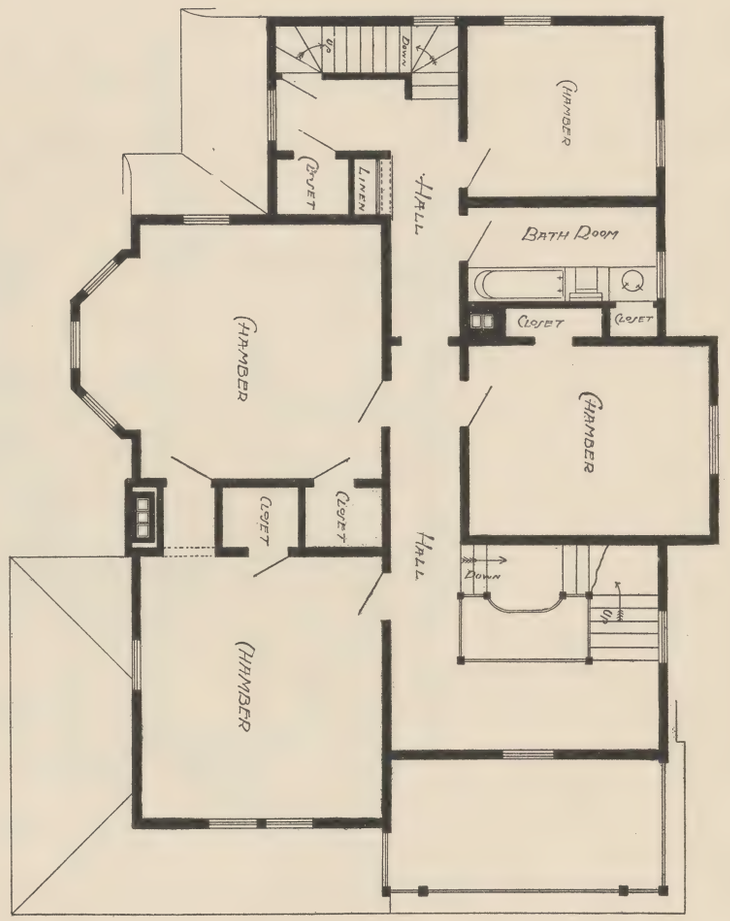
House at Ashmont, Mass.



FIRST FLOOR PLAN.



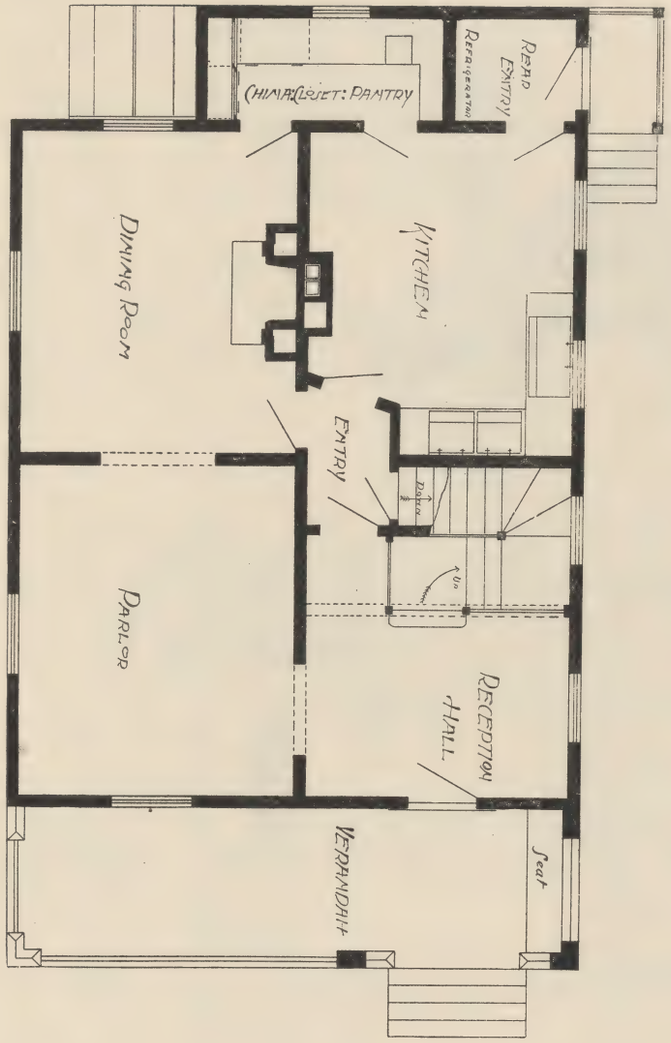
STAIRCASE AND RECEPTION HALL.



SECOND FLOOR PLAN.

Design No. 11.

House at Atlantic, Mass.

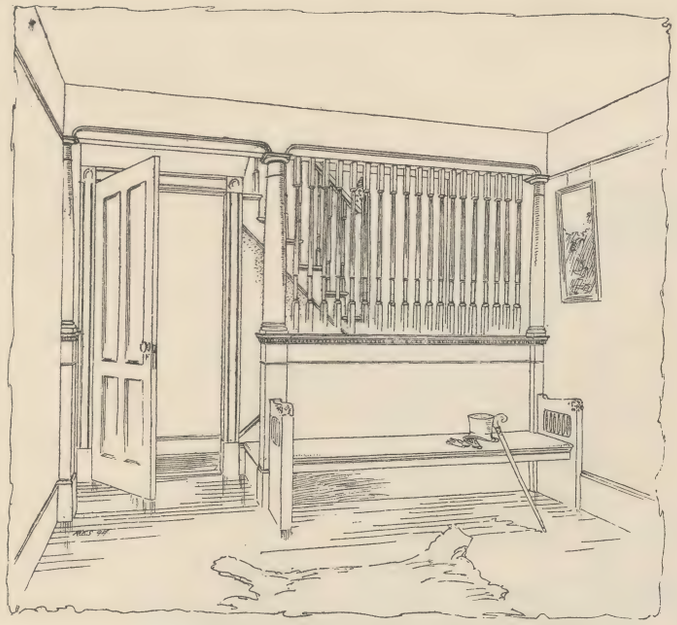


FIRST FLOOR PLAN.

SECOND FLOOR PLAN.

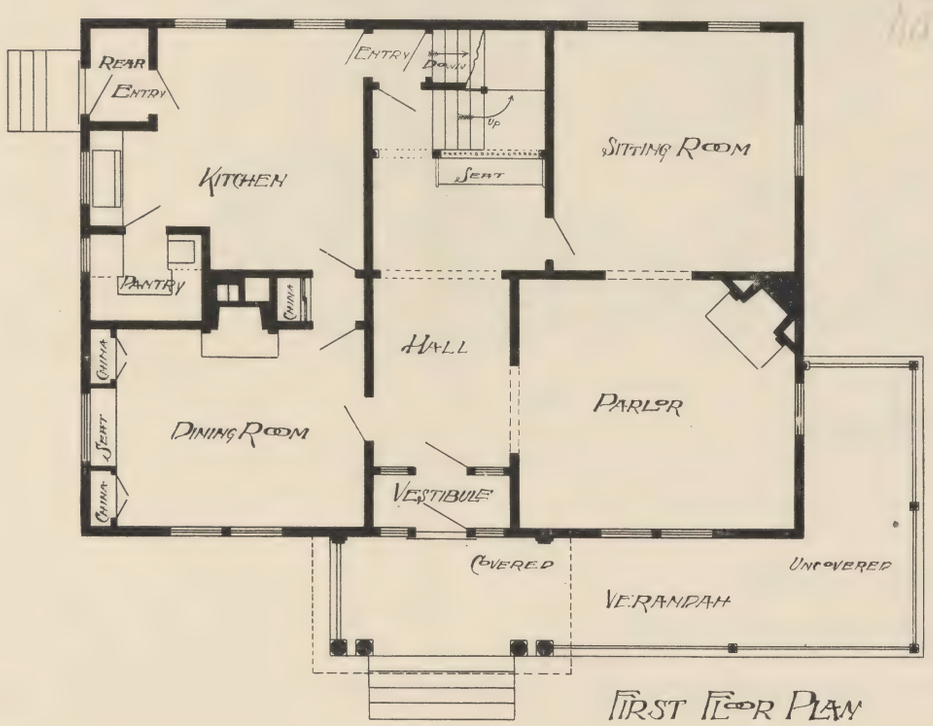
Design No. 12.

House at West Roxbury, Mass.

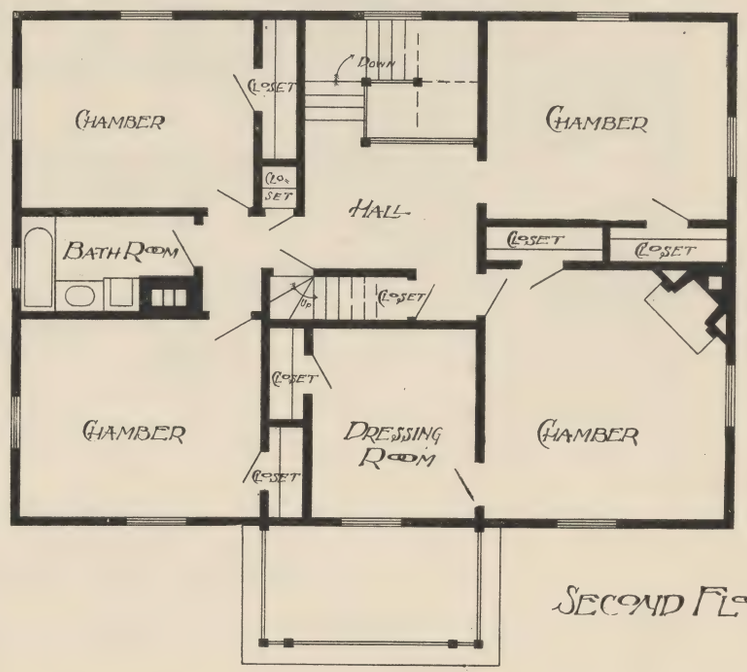


STAIRCASE AND HALL.

DINING ROOM.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Design No. 13.

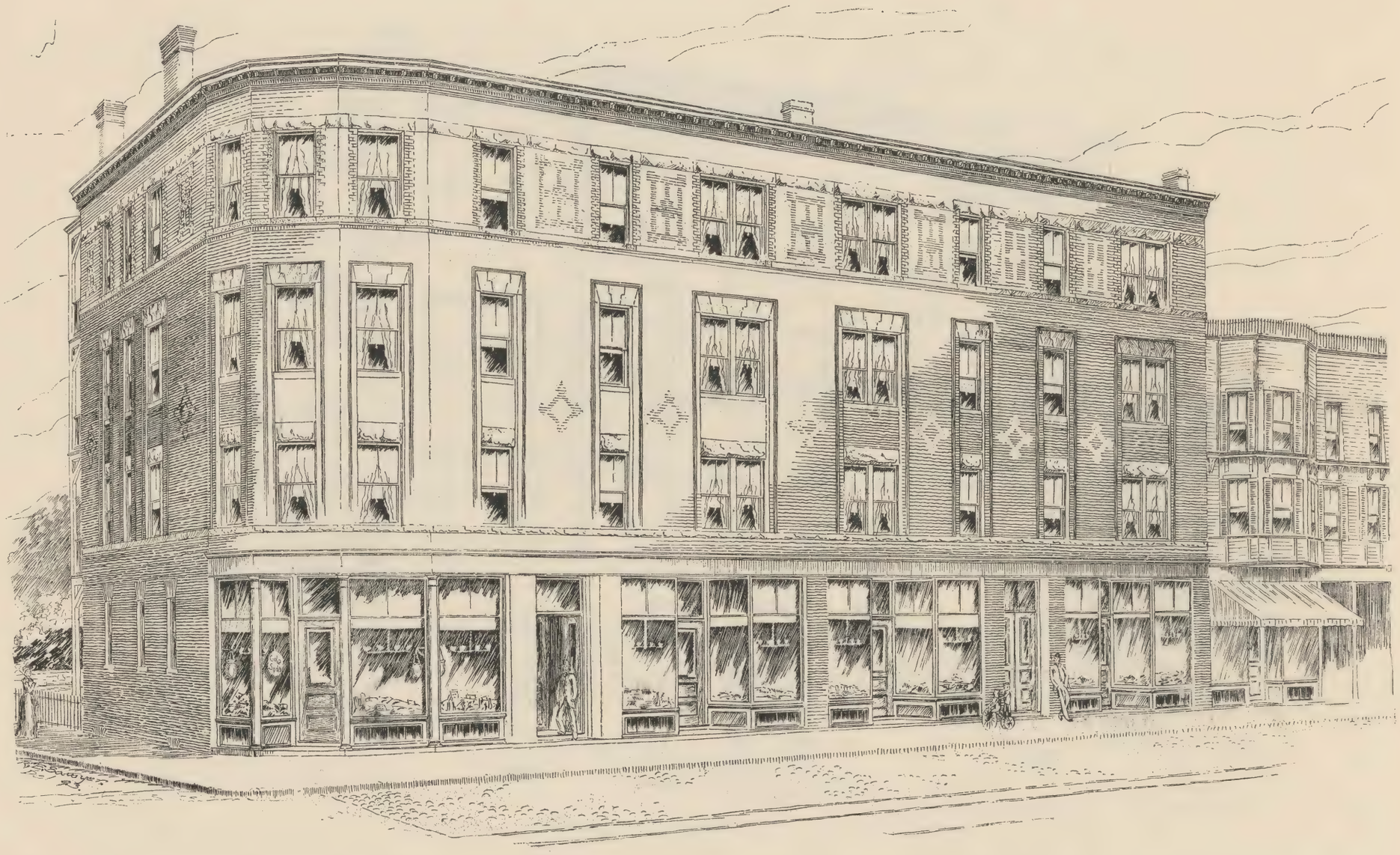
House at Atlantic, Mass.

NOTE. — Plans and interiors are same as Design No. 12, and are shown as an illustration of how different a plan may appear by another treatment of the exterior of the house.

Design No. 14.

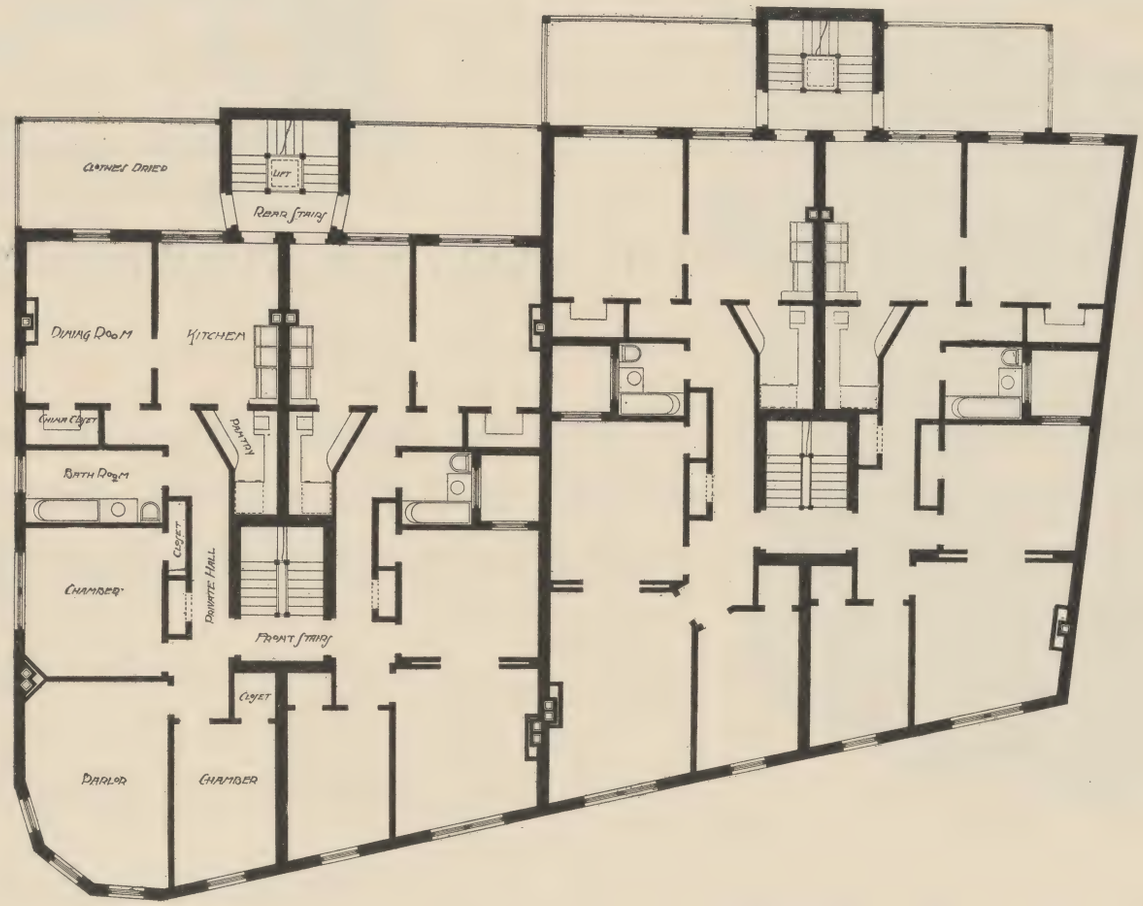
Sketch for Apartment House at Roxbury, Mass.

Design No. 15.



Block of Stores and Apartments, Roxbury, Mass.

Design No. 15.



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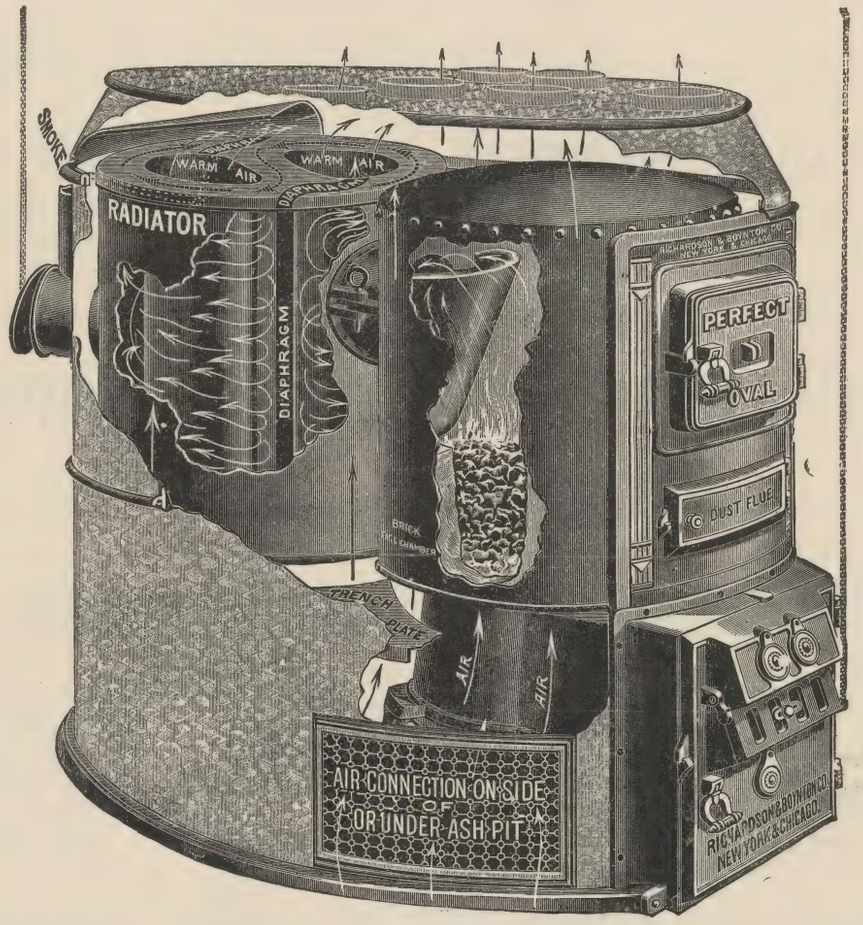

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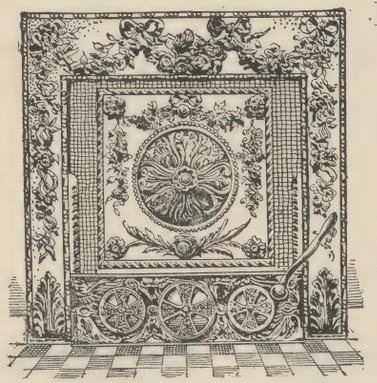

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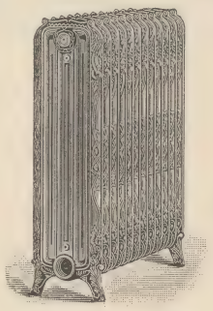

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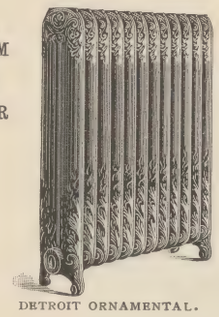

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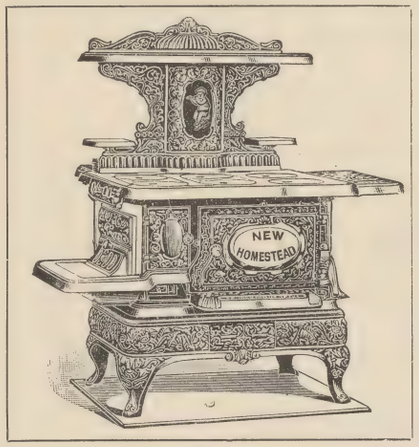

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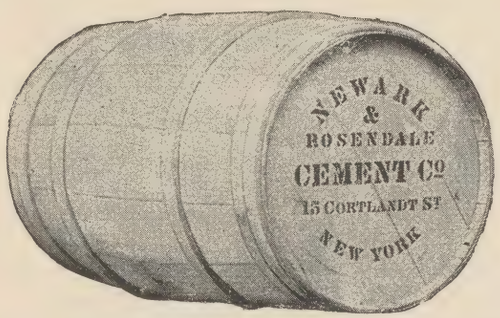

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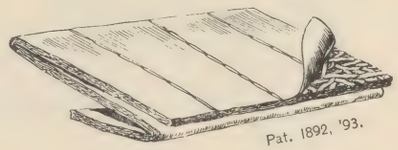

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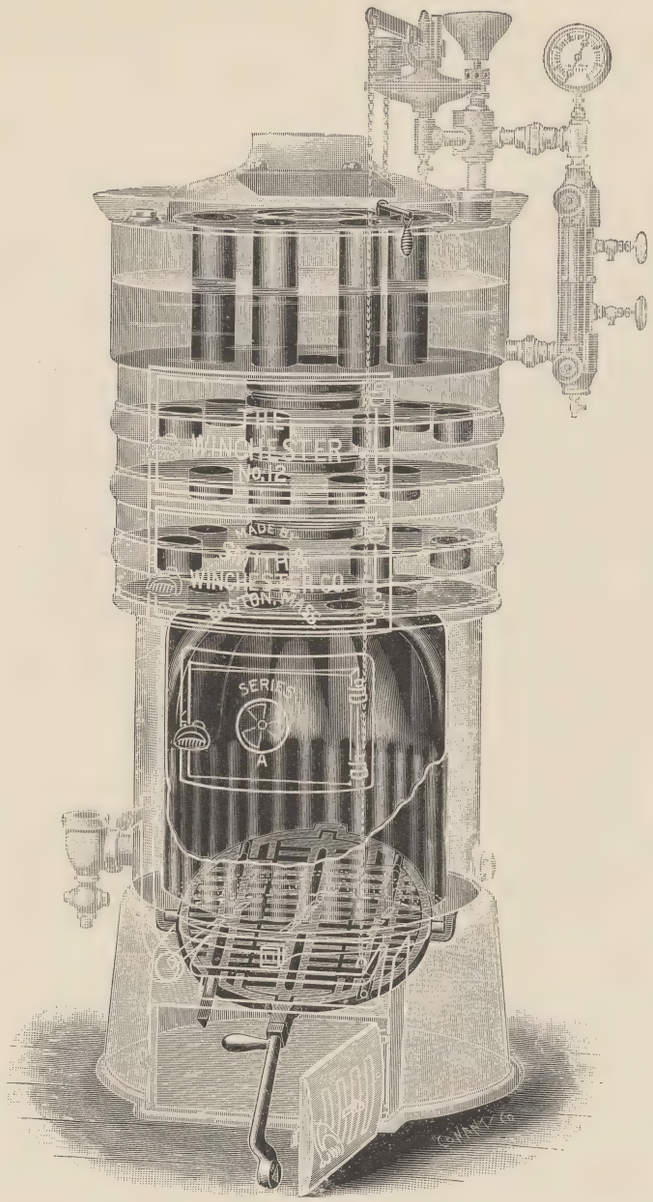

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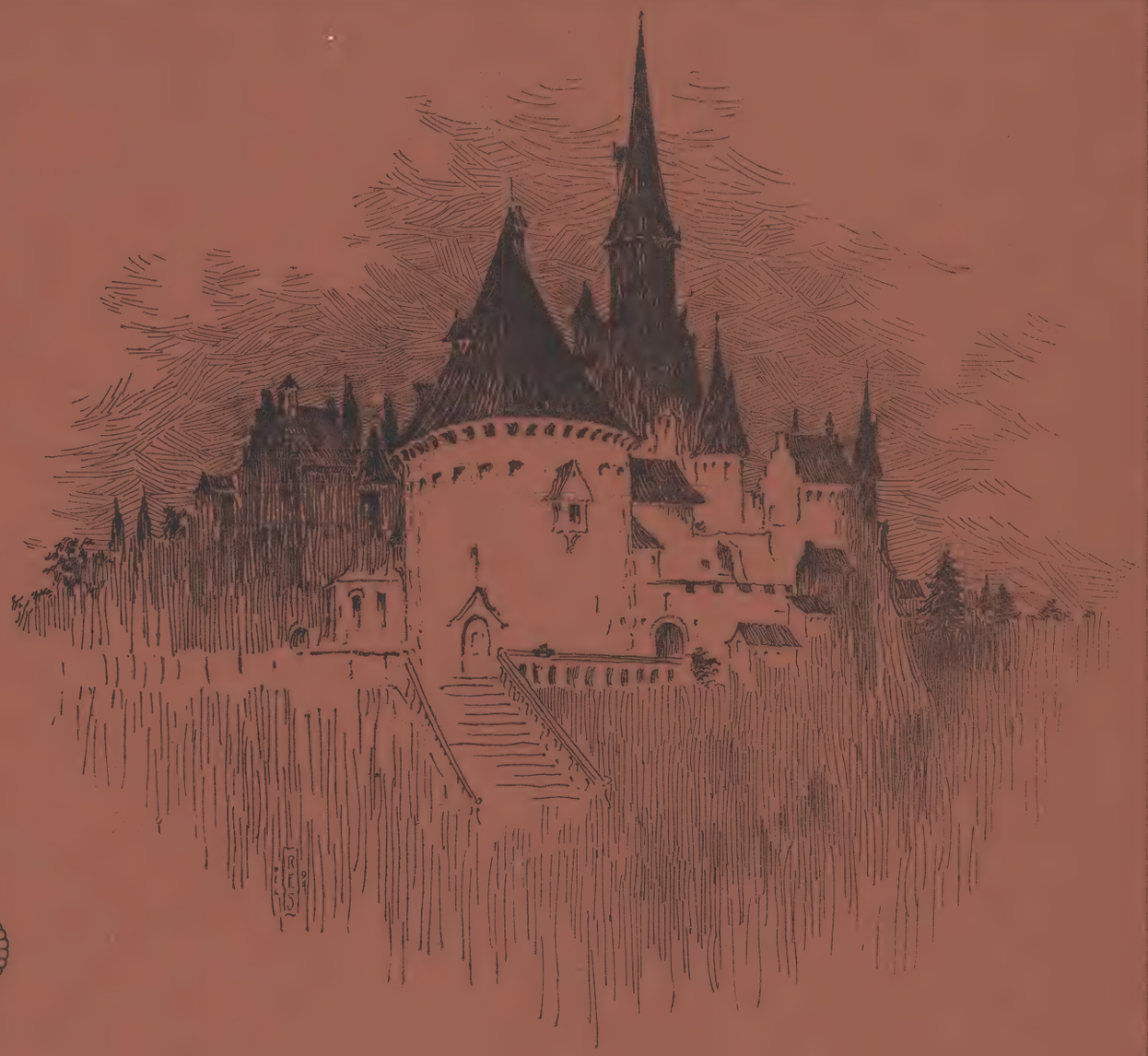

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INTRODUCTION.

Owing to the unexpected success of our Sketch Book, and complying with the request for a continuance of the work, we have issued Sketch Book No. 2.

In designing a house it is well to bear in mind one or two principles and, as far as possible, carry them out. The best work of to-day in designing is the simplest, and those designs which have required the most study are often the ones which appear the simplest.

To the mind of the average person of to-day "there is no place like home," and no other word conveys the same comfort and repose than the word *home*. One of the real pleasures of this world is in the possession of a home. There are many who, when they become possessed of the means to provide themselves with a home, do not know how to proceed to formulate their plans and, above all, to get the full value for their money invested. "Shelter from the inclemency of the weather was the first step in Architecture," is a familiar saying, and it was this idea that our forefathers followed in building their early homes; but that is no reason why we of the present day should follow their enforced practice. The house of to-day must have the modern improvements, be conveniently arranged, and, above all, be artistic as well as well constructed. There is now a steady and growing class of people who are leaving the city and entering the suburbs, who must have permanent homes. The question how to properly build them can hardly be answered by the native builder. There was a time in colonial days when the men who constructed houses were sufficiently posted in the "orders" to be of service to the owner, but among the carpenters of to-day it is a rare case to find one who has enough education in architectural matters to be of any use to the owner. "That is all very well," say those who are ready to build, "but how are we to insure success in obtaining what we want?" In order to start right it is necessary to become familiar with suburban architecture, and it is hoped these plans may be of help. Not that the buildings shown here are intended to be models of perfection in their class, but they are suggestive of good and important ideas; if they explain some doubtful point and give you some hint to work from their object is well accomplished. The people who resort to patent medicine when they are sick often make a fatal mistake; it is much the wiser course to call in a doctor, if there is a good one to be obtained. It is a disadvantage that good professional services in designing suburban houses of small cost cannot always be secured. When, however, the services of a good architect are within reach it is a mistake not to secure them. This advice is so well recognized that there is no need of more argument on that line. It is true that the most of the well-posted architects are *too busy* with more important and profitable work to pay much attention to the small house. Yet, it is very often the case that the small picture shows full as much interest and artistic effect, and the design is as carefully prepared as the large one.

Why should we not have as good designs shown in our home if it is small? The chances are *against* your finding a stock or pattern house that is planned to meet all your ideas. You may think it will until you have lived in it; then you will find your sad mistake. The only way to get a house that is satisfactory is to study the needs of those to occupy it. If a young couple have any individuality of character and the average amount of common sense, they will not put up with a *stock* house for the same reason that the possession of a chromo gives no real pleasure, because one is constantly meeting with copies of it. Duplication or repetition soon renders any object commonplace and distasteful. Of what use and how unsatisfying are these pretentious and ridiculous styles so called, covered with sawed brackets, scroll work, fancy turning, and a general external display of fancy, that are springing up in many of our suburban towns. We are indebted for the origin of most of them, to the conceit and thoughtlessness of ingenious (?) designers who never honestly studied real architecture one hour of their lives.

The term "Colonial" implies a house that is substantial and pleasing to all Americans, as it has historic associations. "We realize the beauty of our own colonial architecture, it is all ours, the colonial is all we have," writes a well known architect. The colonial house is growing more popular, for there is a yearning for the good old style that is becoming more general. In most of our designs we have followed in this line of design, believing that the simplest, well arranged house gives the most pleasure and at the same time has a commercial value to the public.

J. F. & G. H. SMITH.

DESCRIPTION OF DESIGNS.

Design No. 16. Exterior: Foundations of stone. Cellar, 8′ 0″ high, cemented; first story, 9′ 0″; second story, 9′ 0″; attic, 8′ 0″. Entire exterior shingled. Interior: Eight rooms and attic. Dining-room and library finished in oak; parlor and hall, enamel white; balance of house, white wood. Staircase is very pretty. Attic has two chambers and billiard-room. Cost, $4,500.

Design No. 17. Exterior: Foundations of stone. Cellar, 8′ 0″ high, cemented; first story, 9′ 0″; second story, 9′ 0″. Entire exterior shingled. Interior: Seven rooms and attic. Dining-room finished in oak; parlor, enamel white; balance of house, white wood. The Inglenook in the dining-room and library, off parlor, are very cosey features and greatly add to the home. The attic has one chamber and a billiard-room. Cost, $4,000.

Design No. 18. Exterior: Foundations of stone. Cellar, 7′ 0″ high, cemented; first story, 8′ 9″; second story, 8′ 9″. Exterior shingled. Interior: Seven rooms and bath, finished in white wood. The staircase is very pretty. In the second story, four chambers. The window seats in front chambers are very cosey. Cost, $2,500.

Design No. 19. Exterior: Foundations of stone. Cellar, 7′ 6″ high, cemented. Interior: First story, 9′ 0″; second story, 9′ 0″. Parlor and hall, enamel white; dining-room, oak; sitting-room, sycamore. The corner seat in the sitting-room is very cosey and convenient. In the second story, the bathroom is finished in ash; the chambers, four in number, are in white wood. The attic has four rooms. Cost, $5,000.

Design No. 20. Exterior: Foundations of stone. Cellar, 7′ 0″ high, cemented. Exterior, clapboards, mitred. Interior: Seven rooms and bath. First story, 9′ 0″; second story, 9′ 0″. The rooms on first floor are all well arranged with large openings, and the hall is in reality a room and shows the staircase to advantage. The second story has four fine chambers and extra fine closet-room. Fine rooms could be finished in the attic, if desired. Cost, $3,000.

Design No. 21. Exterior: Foundations of stone. Cellar, 8′ 0″ high, cemented. The exterior is clapboarded, has large corner columns with moulded caps. Interior: Nine rooms, bath, and attic. First story, 0′ 3″; second story, 9′ 0″. The parlor is enamel white; dining-room and hall, oak; sitting-room, sycamore; other rooms, cypress. The large hall upon first floor gives a spacious appearance upon entering. The chambers are all good-sized rooms, with ample closet-room. The attic has three fine chambers. Cost, $6,000.

Design No. 22. Exterior: Foundations of stone. Cellar, 8′ 0″ high, cemented. The exterior is clapboarded and has fluted columns and moulded caps at corners. Interior: Nine rooms, bath, and attic. First story, 9′ 3″; second story, 9′ 0″. The parlor and hall are enamel white; sitting-room, elm; dining-room, oak; chambers, white wood. The attic has three chambers and billiard-room. The reception-alcove, off hall, is a very pretty feature, the face-brick fire-place has a gas log, and the window over mantel gives a view of street while enjoying the blaze. Cost, $5,500.

Design No. 23. Exterior: Foundations of stone. Cellar, 8′ 0″ high, cemented. Body of house clapboarded. Interior: First story, 9′ 3″; second story, 9′ 0″. Parlor and hall, enamel white; other rooms, white wood, natural finish. The reception-hall is a living-room, being large and roomy; the staircase is very pretty, being of the old colonial enamel white and oak combination; the niche in the hall makes a place for a high clock. The closet-room in house is very fine. The attic has two chambers and large front play-room. Cost, $4,000.

Design No. 24. Exterior: Foundations of stone. Cellar, 7′ 6″ high. First story, clapboards; second story, shingles. Interior: First story, 9′ 0″; second story, 9′ 0″. Parlor finished in white; hall and library, oak; other rooms in white wood and elm. The staircase is particularly pretty, with a seat on landing and broad stair for an old colonial clock. The chambers are all fine rooms, with good closets. Cost, $3,000.

Design No. 25. Exterior: Foundations of stone. Cellar, 7′ 6″ high, cemented. Body of house, mitred clapboards. Interior: Hall and dining-room, oak; sitting-room, sycamore; other rooms, white wood. The parlor is a very pretty room, with window-seat and fire-place. The chambers are very pretty, with large closets. The attic has two chambers and billiard-room. Cost, $4,500.

Design No. 26. Exterior: Foundations of stone. Cellar, 7′ 0″ high. Entire exterior shingled. Interior: Six rooms and bath. Interior finish, white wood. For small family, who desire an inexpensive house, this plan is hard to beat, as all the principal rooms on first floor can be heated from one chimney. The chambers have fine closets. Cost, $1,500.

Design No. 27. Exterior: Foundations of field-boulder stone. Cellar, 7′ 6″ high, cemented. Entire exterior shingled. Interior: Nine rooms. Parlor and hall, white; dining-room and sitting-room, elm; chambers, pine or white wood, painted. The dining-room, cupboards, and window-seat are very cosey; also, the arrangement of the staircase is attractive. The second floor has five good chambers, with good closet-room, and a well-arranged bathroom. Cost, $4,300.

Design No. 28. Exterior: Foundations of stone; underpinning, brick. Cellar, under kitchen, 7′ 0″ high. Body of house clapboarded. Interior: The rooms, as in all southern houses, are large and square, with large windows: the kitchens and pantry are shut off from the main house to keep out the heat in summer weather. The chambers are all large, with exceptionally fine closets. The large columns run up to its main roof which covers the piazza, giving a balcony for the second floor.

Design No. 29. Exterior: Foundations of stone. Cellar, 8′ 0″ high, cemented; body of house, mitred clapboards. Interior: First story, 9′ 6″; second story, 9′ 0″. Parlor and hall enamel white; other rooms, elm, in natural wood. This house was built for a college professor and the library commends itself to professional men of all kinds. The chambers are pleasant and roomy with large closets. Cost, $4,200.

Design No. 30. Exterior: Foundations of stone. Cellar, 7′ 0″ high, cemented. Entire exterior shingled. Interior: Eight rooms; first story, 8′ 9″; second story, 8′ 9″. Cypress finish throughout. The hall and staircase are pleasant features of the house. The chambers are well arranged, with good closets. Cost, $3,000.

Design No. 31. Exterior: Foundations of stone. Cellar, 8′ 0″ high, cemented. Body of house clapboarded. Interior: Each apartment has six rooms and bath on a floor, and two rooms in the attic. The finish is cypress except parlor which is enamel white. The features of the house are that the front and back entrances are entirely separate, the second floor family going to attic over the front stairs, while the first family go over the back stairs which are so arranged that they do not communicate with the second floor back stairs. This is a style of house that is being built extensively around Boston and commends itself by paying its expenses and at same time giving owner a home. Cost, $5,500.

Design No. 32. Exterior: Foundations of stone. Cellar, 7′ 6″ high, cemented; first floor, 9′ 3″; second floor, 9′ 0″. The halls and sitting-rooms are in oak; dining-rooms, elm; parlors, enamel white; other rooms in white wood. The attic has two chambers each. This house is well adapted for a corner lot, as each family can enter from a different street and the general appearance is of a large single house. Cost, $8,000.

Design No. 33. Exterior: Foundations of stone, underpinning of brick. Cellar, 8′ 0″ high, cemented; first story clapboarded; second story and gables shingled. Interior: Parlor, white paint, other rooms cypress finished in natural wood and stained. The chambers are fine rooms with large closets. The attic gives each family two chambers and large storage. Cost, $6,000.

Design No. 34. Exterior: Foundations of stone. The exterior is entirely shingled, treated with stain. The interior is finished in white wood, walls plastered in scoured coat of plaster. The plan is well adapted for suburban towns where a compact building is wanted for a small congregation; and no other way of adding to the attractiveness of a town is easier than to have pretty public buildings, churches, etc., and it costs no more to have them than to build square boxes. Cost, $5,000.

Design No. 35. Exterior: Foundations of stone. Manure pit under stall portions of stable; first story clapboarded; second story and gables shingled. Interior is arranged for stalls, carriage room, coachman's room, and loft, all well divided and of good size; the finish throughout is North Carolina pine, the walls being sheathed in same. Many people spoil their houses by building a little box of a stable behind their houses, when they should bear in mind that the outbuildings should harmonize with the house. This stable is well adapted to most houses. Cost, $2,500.

Design No. 36. This house would be treated with shingles and field-boulder stone for the exterior, and elm finish and enamel white for interior. The hall and staircase could be made a feature of the house. The chambers are all good rooms, and the attic would contain a billiard room and one chamber. The dining-room is well situated, is handy to all the rooms and yet easy to shut off from the house. Cost, $5,000.

Design No. 37. This design is recommended to one who wants the centre entrance of the old-time house without its severe plainness. The exterior is treated with shingles; piazza and underpinning of field-boulder stone. The hall should be in white with the rails and treads of the staircase in oak; after the old colonial style; the parlor in white, with the fireplace and seats in bay to set it off, makes a very pretty room; other rooms would have cypress or white wood; chambers painted in natural colors; attic could have two good rooms. Cost, $3,500.

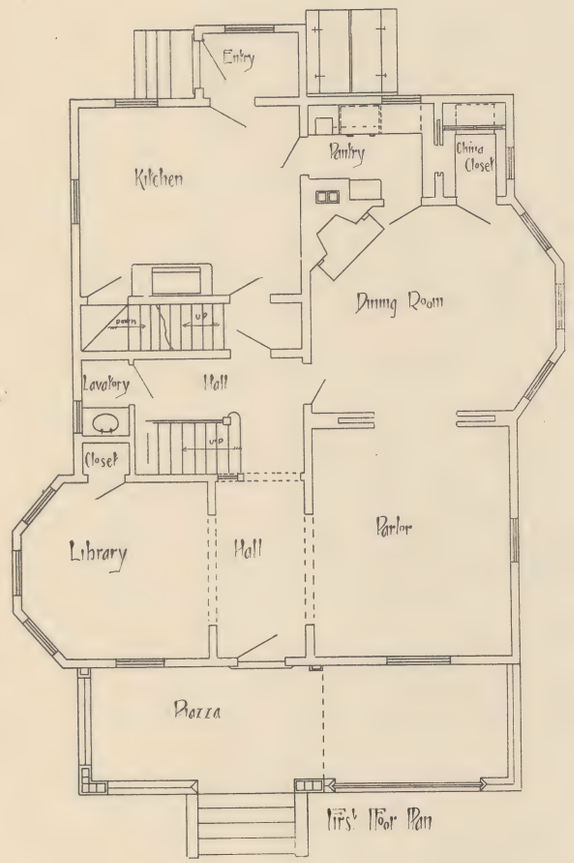
Design No. 38. This class of property is well thought of by those seeking investments, as the house is partly if not all occupied all the time. This plan gives each family six good rooms, bath, and pantry, with entry for ice-chest, etc., at rear of house; the balcony in rear gives a clothes yard and piazza in warm weather. Cost, $6,000.

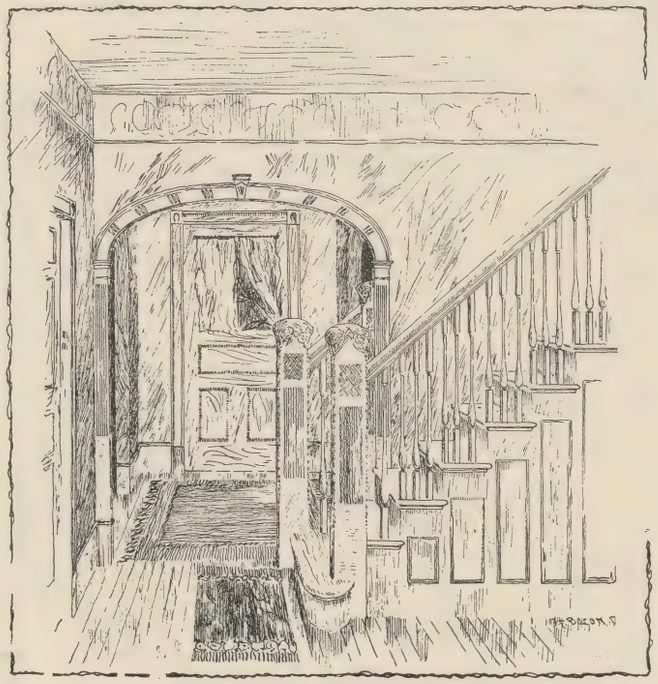
Design No. 39. The building was designed for a workingmen's apartment house for those who cannot pay over $3.00 a week. The exterior is brick; interior was finished throughout in North Carolina pine. Each of the six apartments has four rooms and water-closet and pantry and is a property that pays well to the investor.

Designs Nos. 40 and 41. The plans are shown as examples of other apartment property where convenience is desired at as little expense as possible. Design No. 40 is for a narrow lot. The houses are finished in white wood or cypress; the front halls and stairs in hard wood, and cost from $5,000 to $5,500.

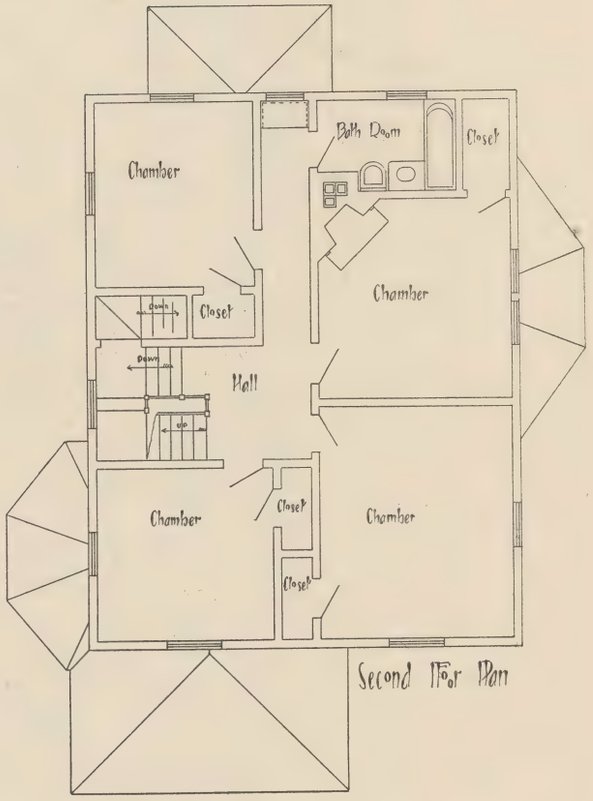
Design No. 16.

House at Brookline, Mass.



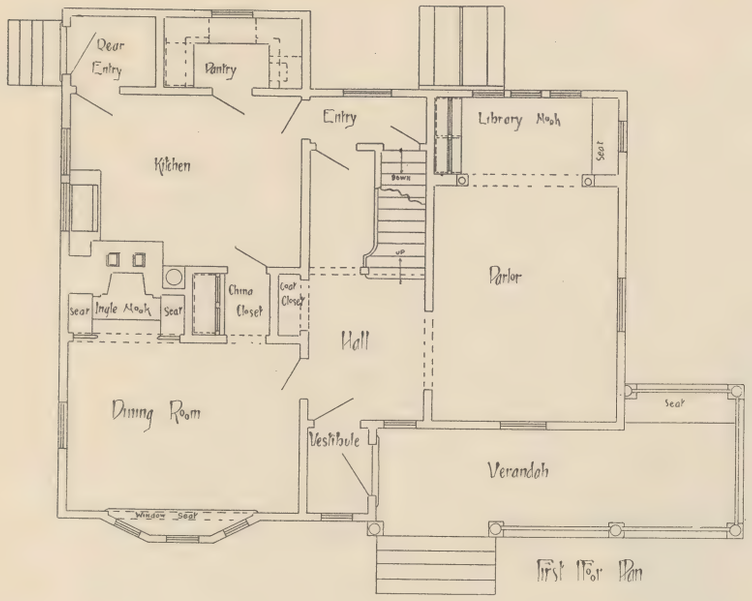


STAIRCASE AND HALL.



Design No. 17.

House at West Roxbury, Mass.



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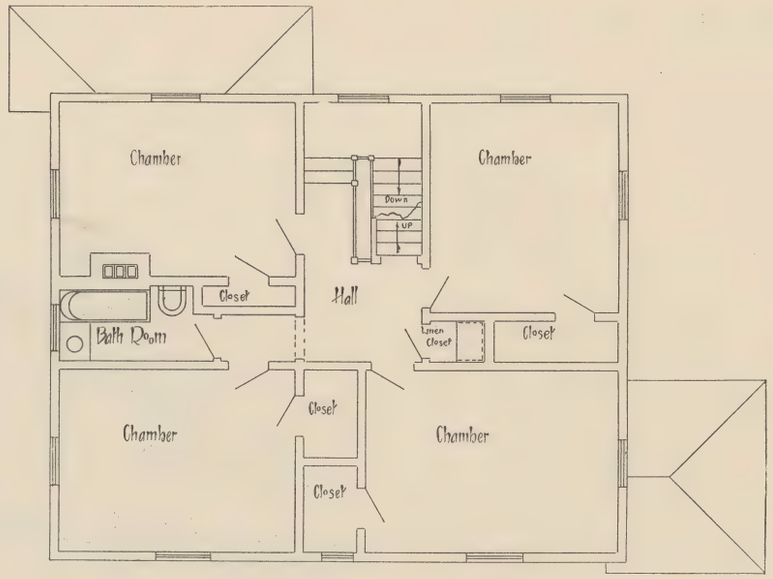
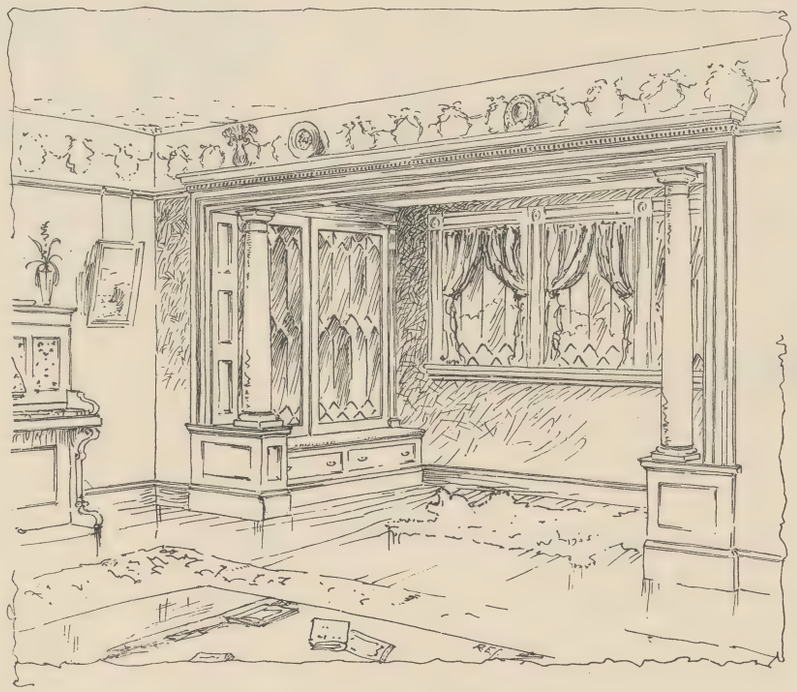


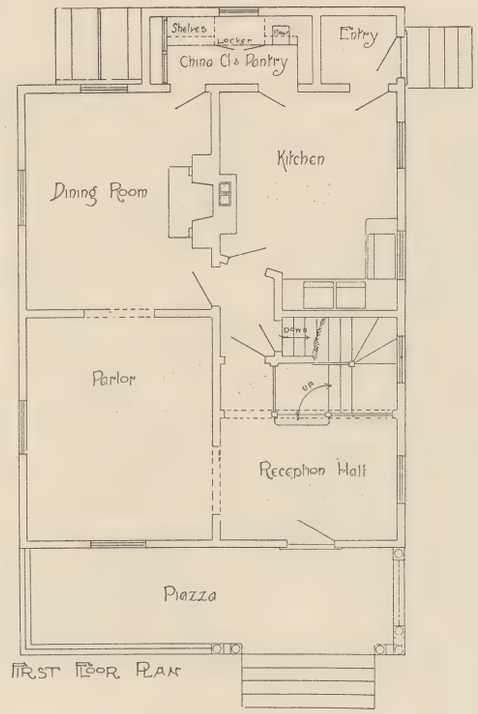
Second Floor Plan



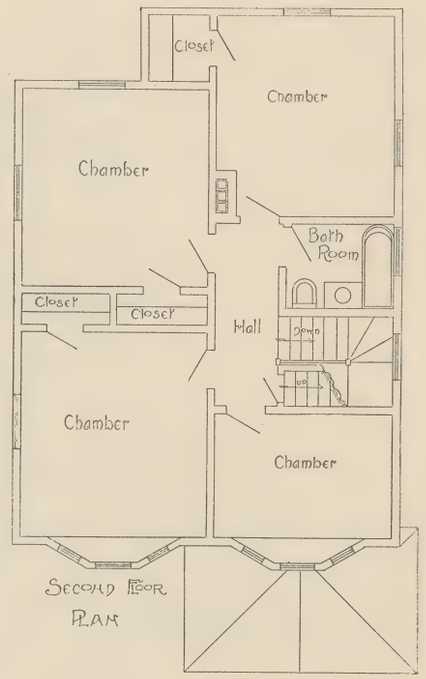
LIBRARY NOOK IN PARLOR.

Design No. 18.

House at Melrose, Mass.



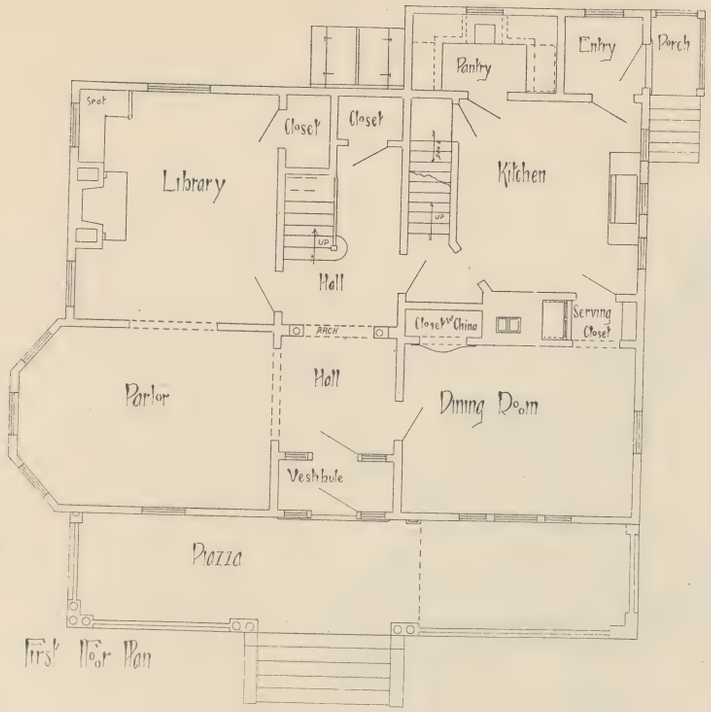
First Floor Plan



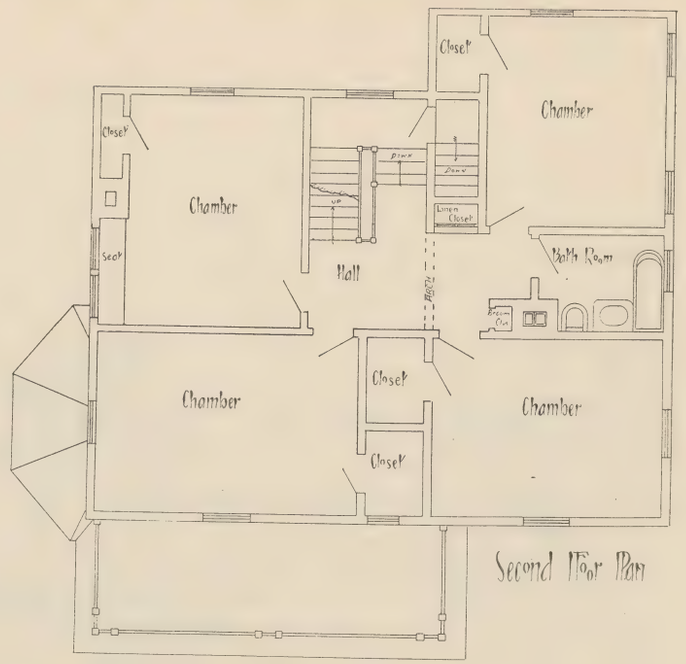
Second Floor Plan

Design No. 19.

House at Brookline, Mass.



First Floor Plan



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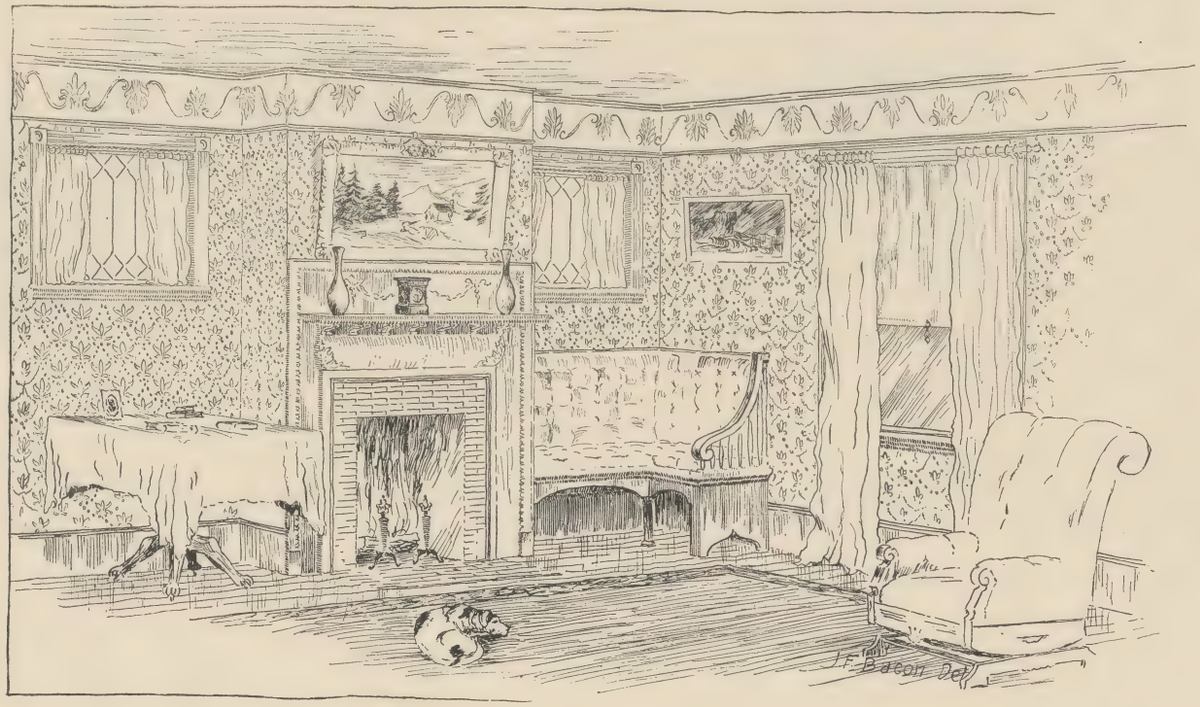
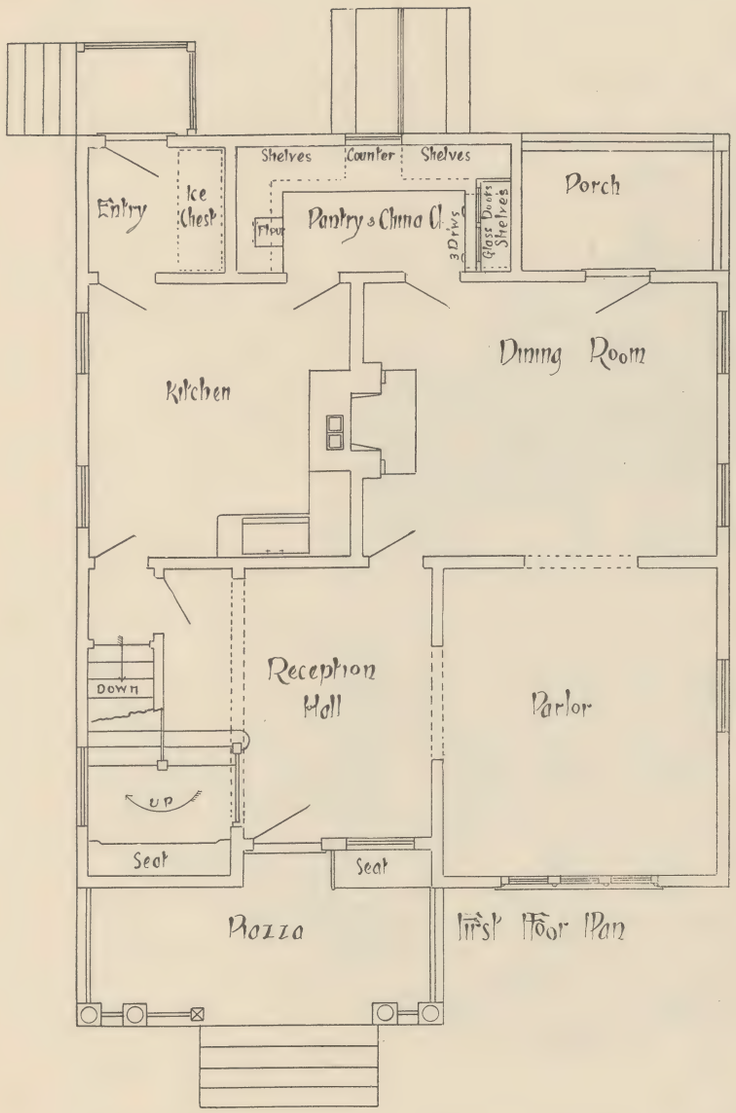


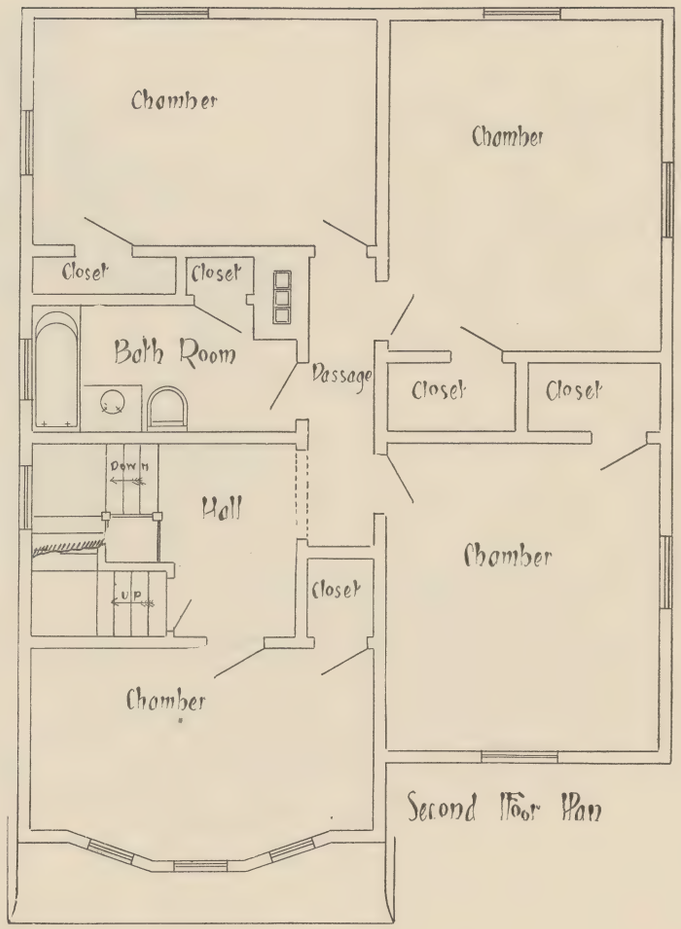
VIEW OF LIBRARY.

Design No. 20.

House at Atlantic, Mass.

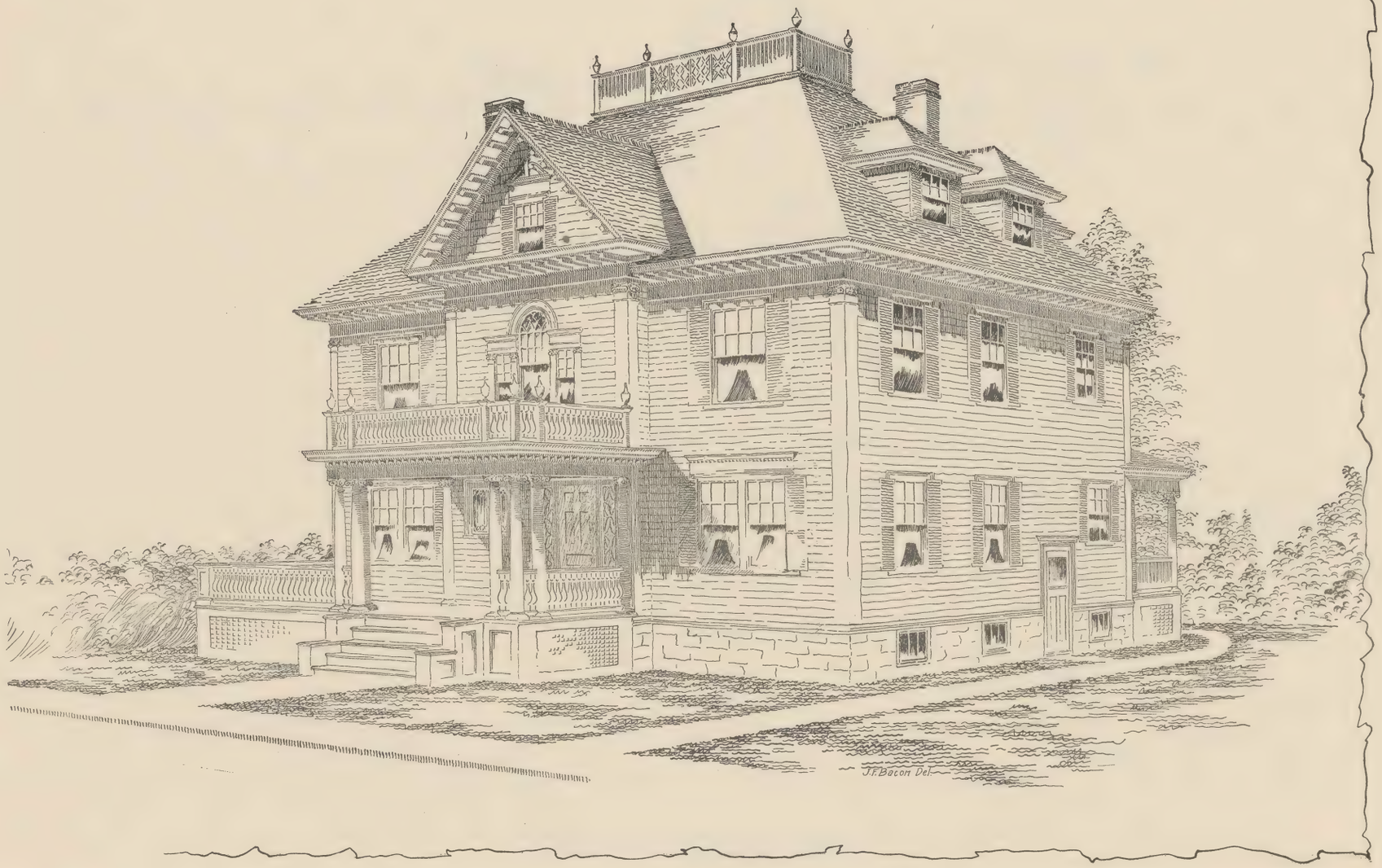


First Floor Plan

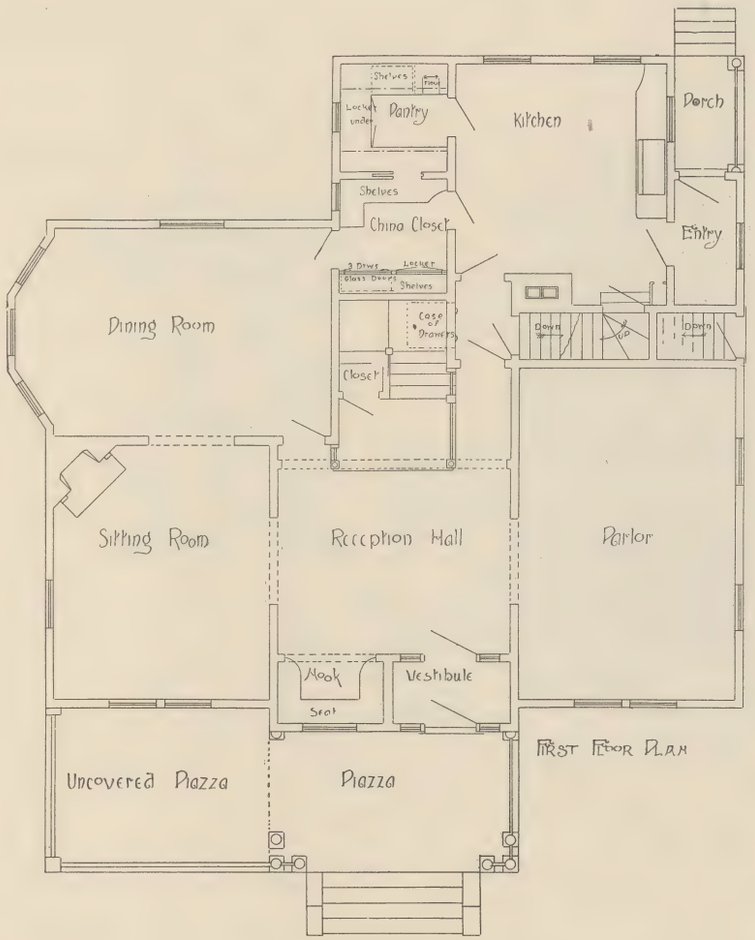


Second Floor Plan

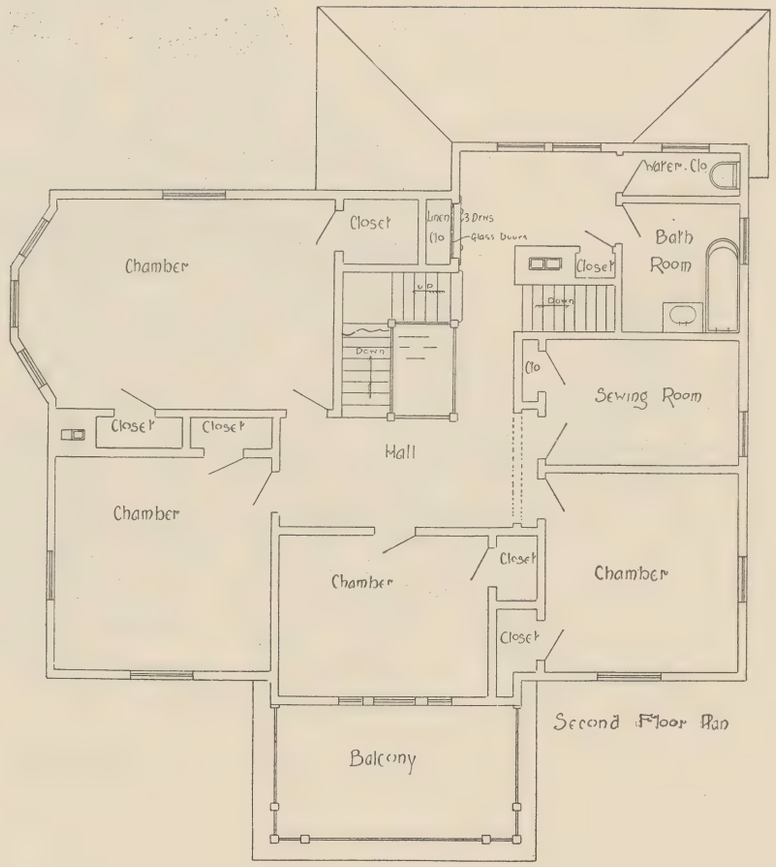
Design No. 21.



House at Dorchester, Mass.



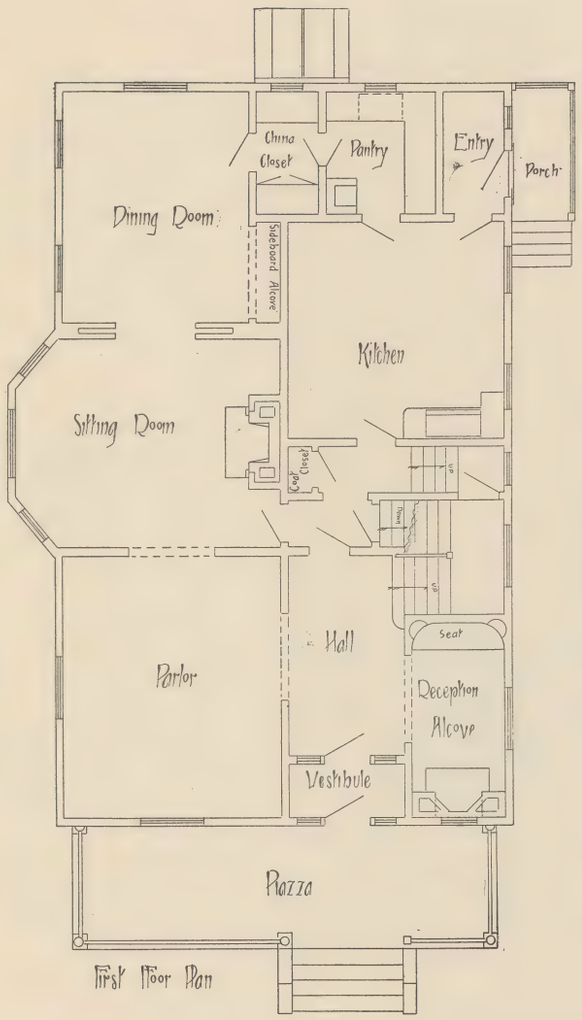
First Floor Plan



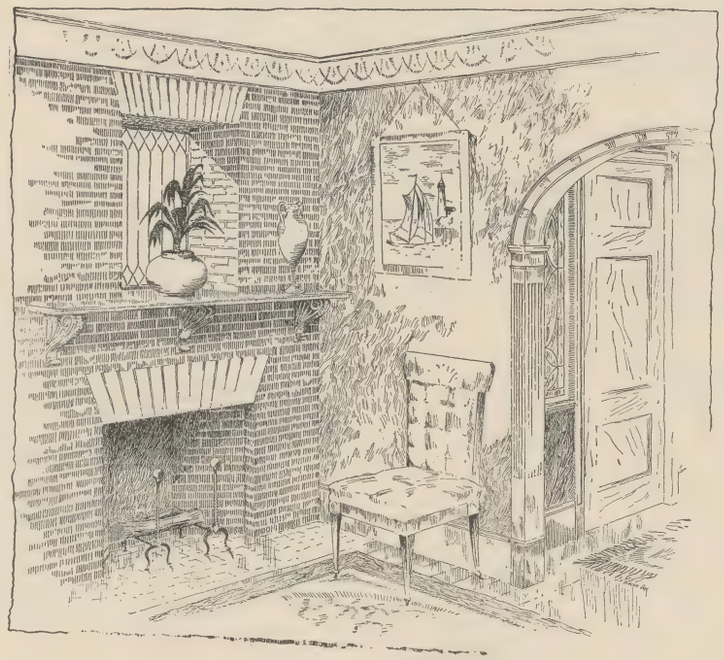
Second Floor Plan

Design No. 22.

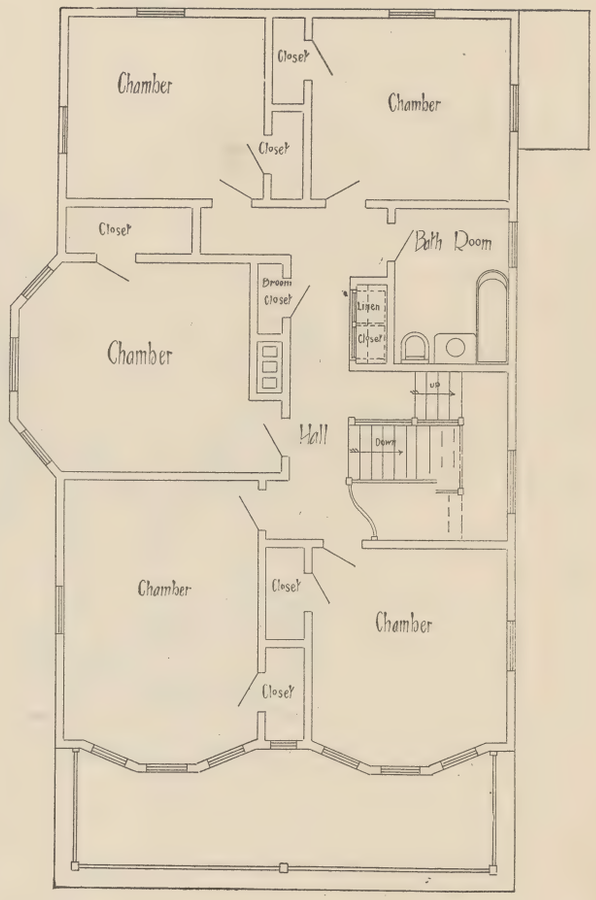
House at Brookline, Mass.



First Floor Plan



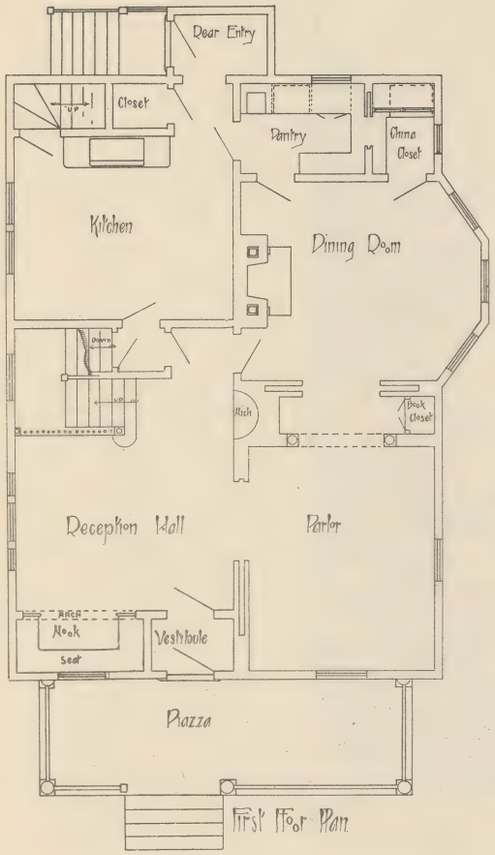
FIREPLACE IN RECEPTION ALCOVE.



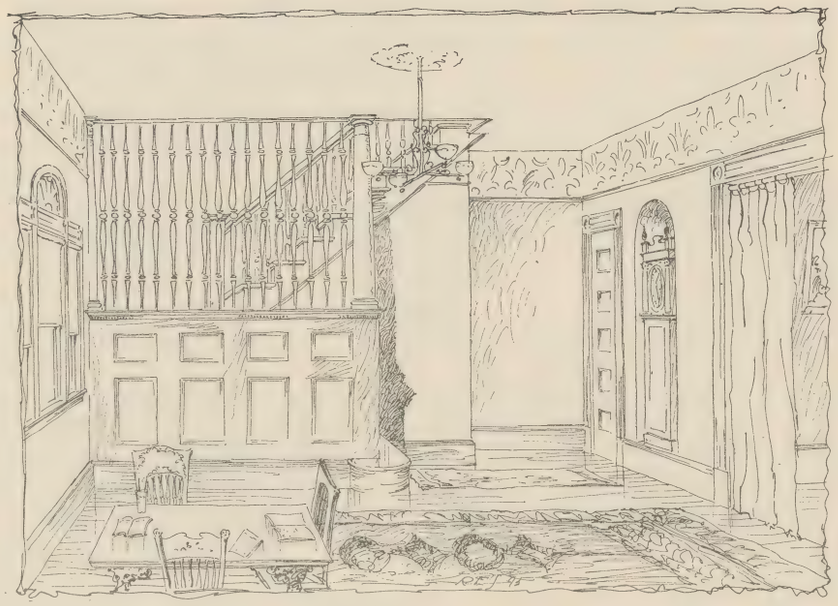
Second Floor Plan

Design No. 23.

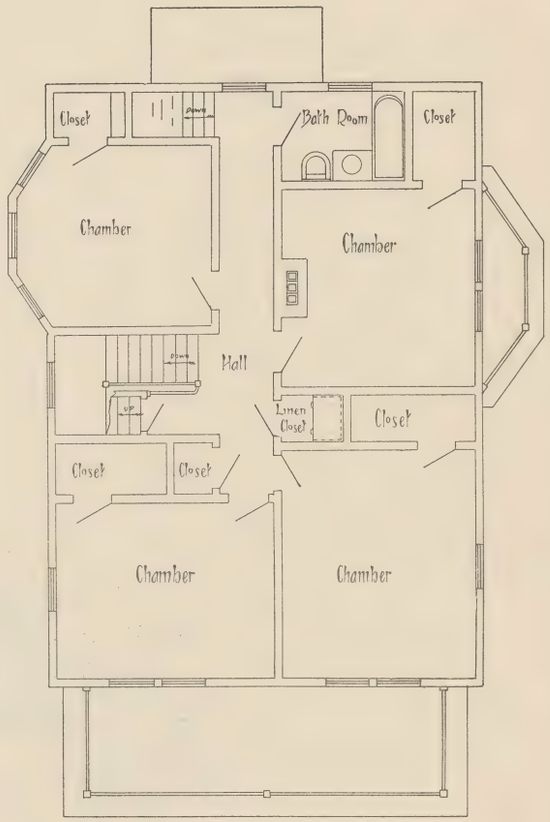
House at Roxbury, Mass.



First Floor Plan



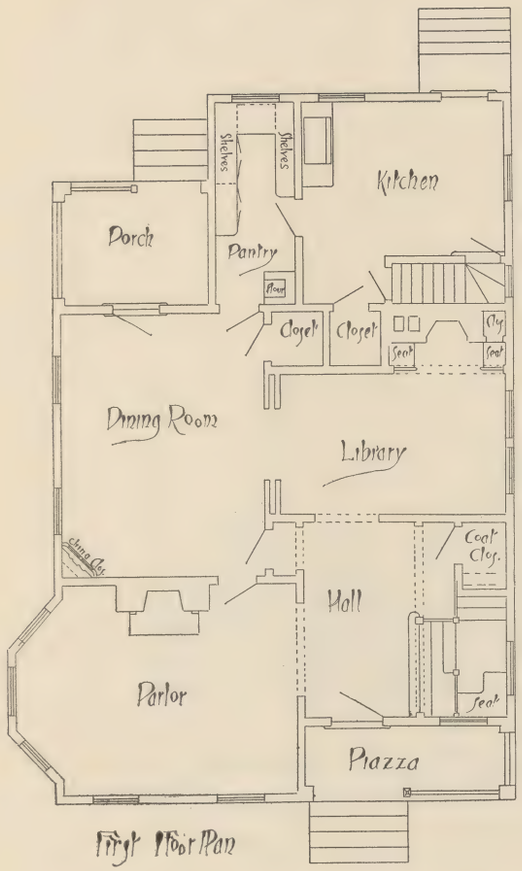
RECEPTION HALL AND STAIRCASE.



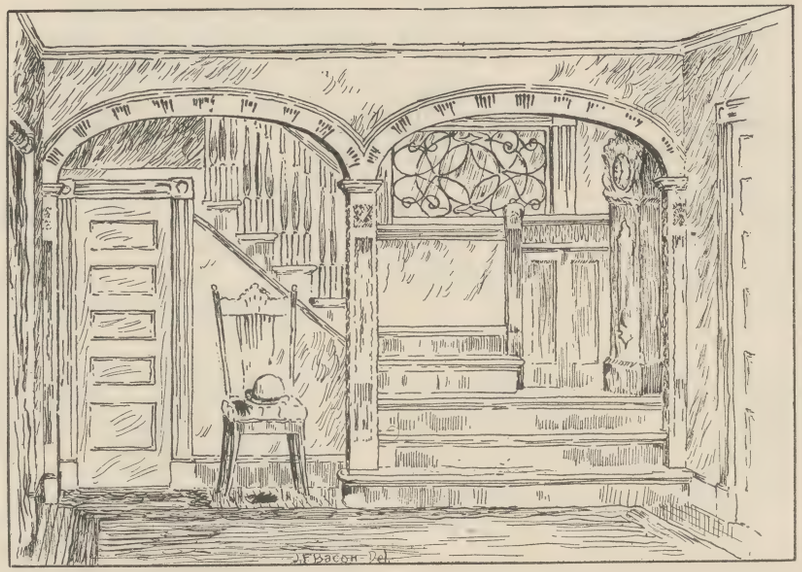
Second Floor Plan

Design No. 24.

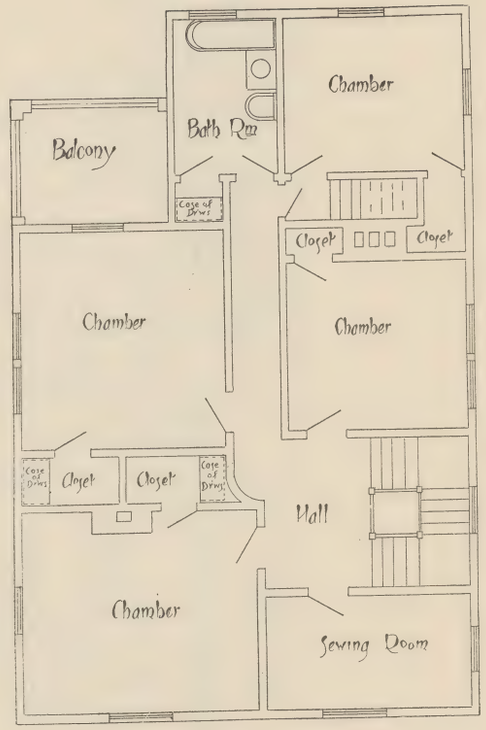
House at Auburn, N. Y.



First Floor Plan



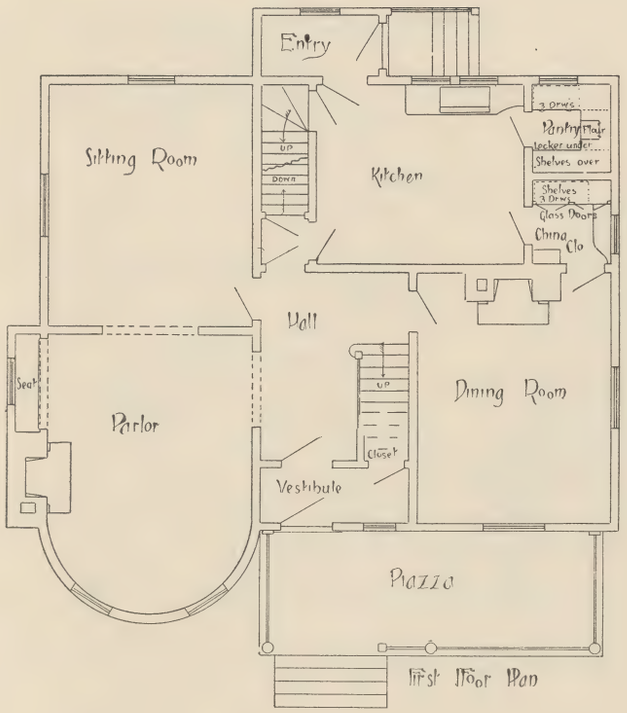
HALL AND STAIRCASE.



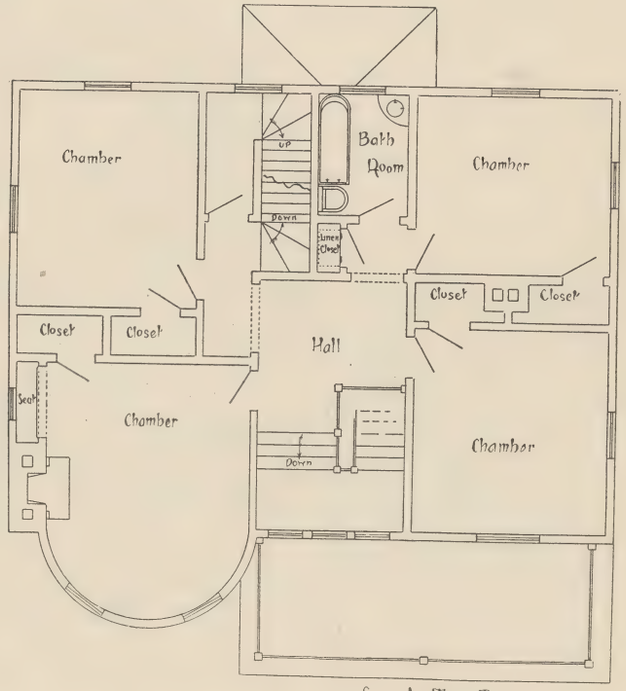
Second Floor Plan

Design No. 25.

House at Brookline, Mass.



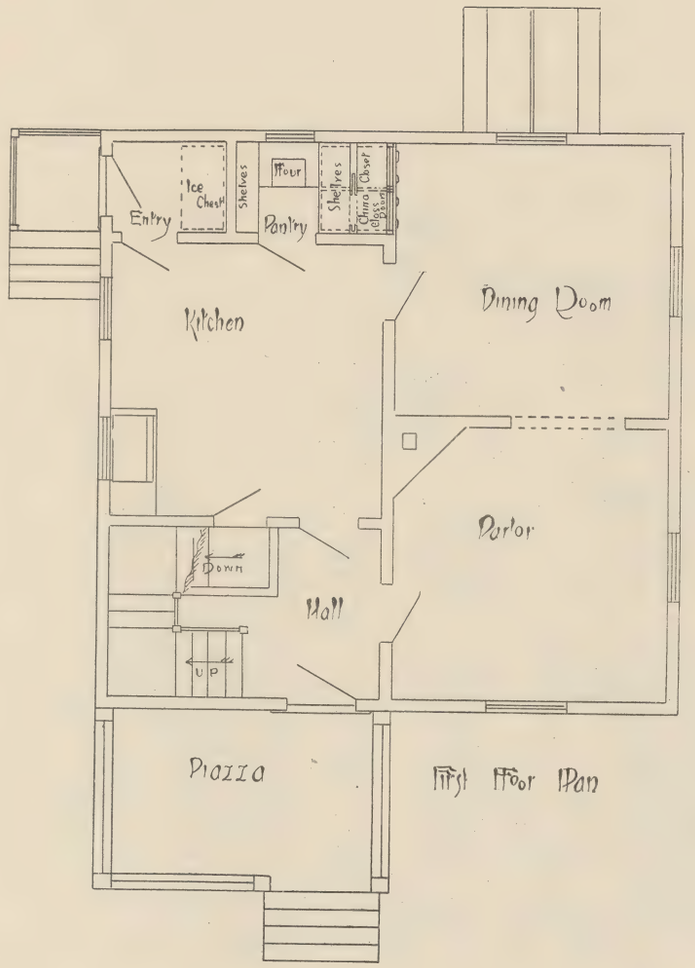
First Floor Plan



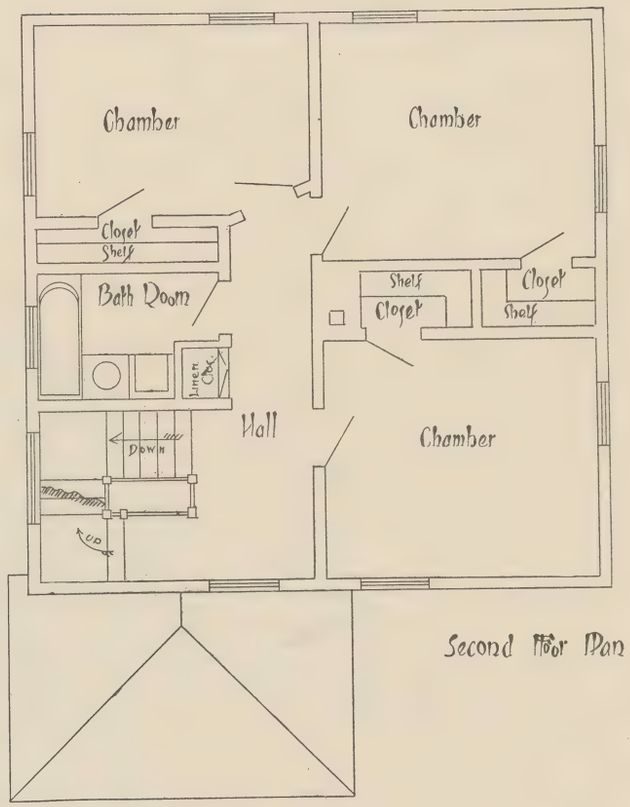
Second Floor Plan

Design No. 26.

House at Atlantic, Mass.

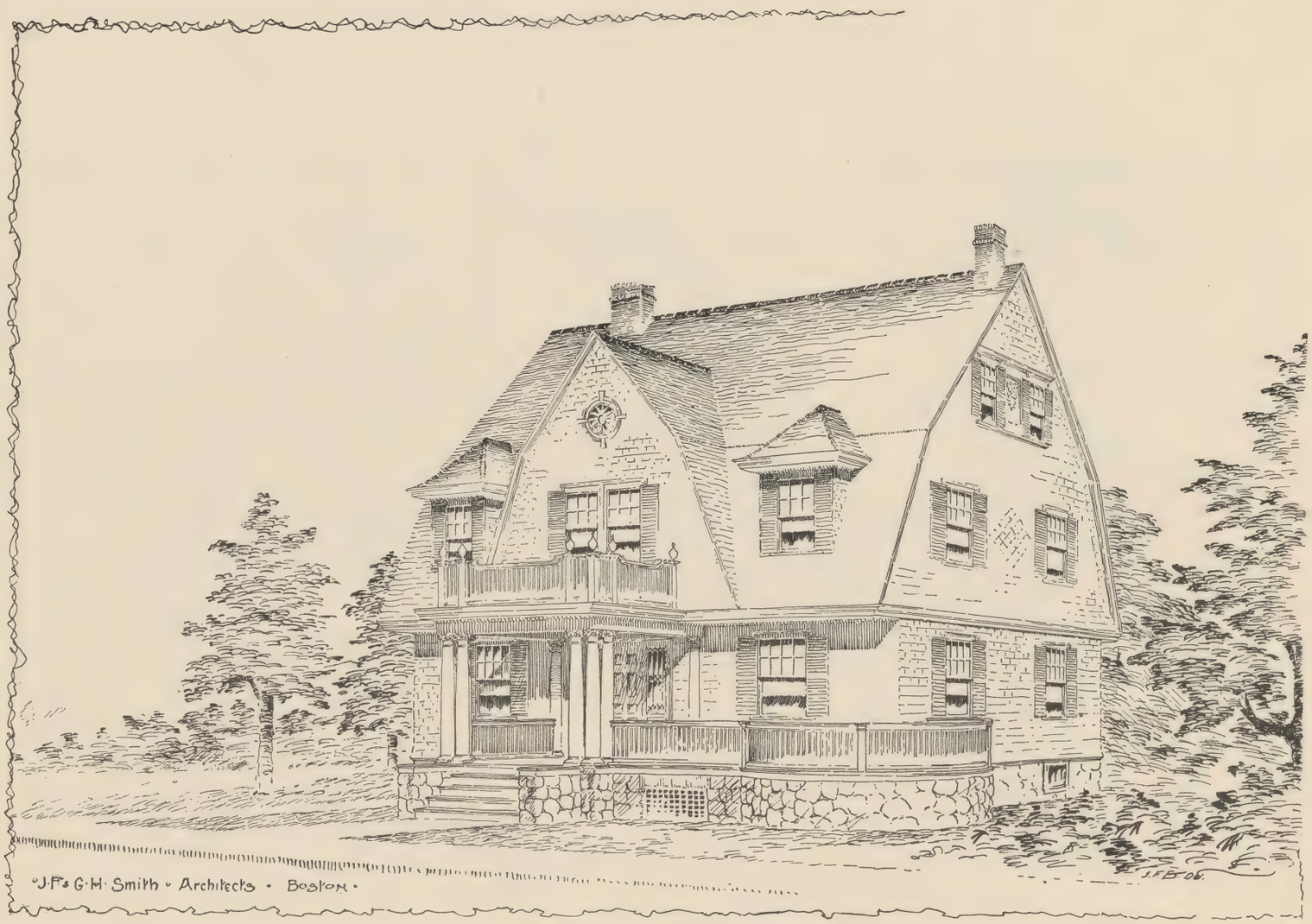


First Floor Plan

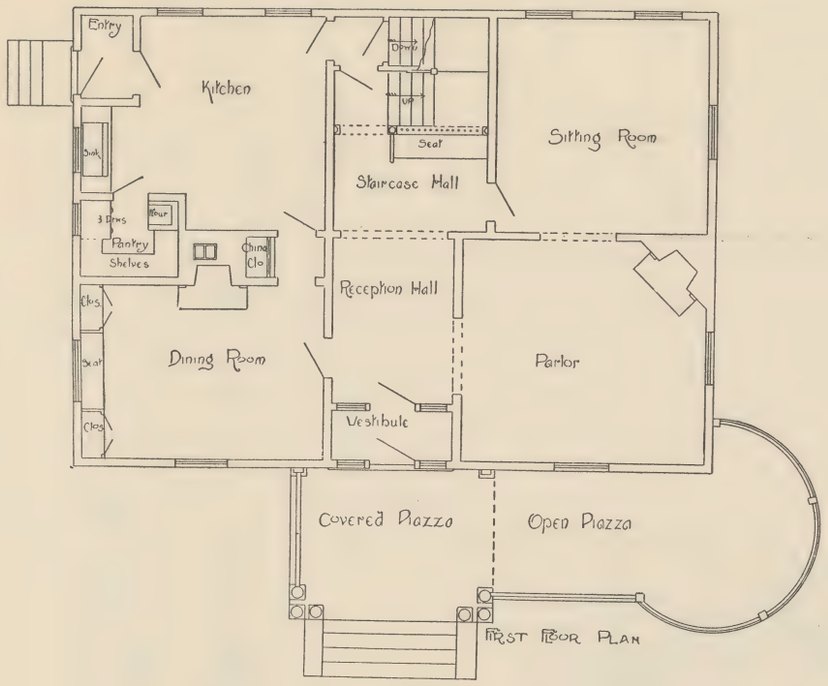


Second Floor Plan

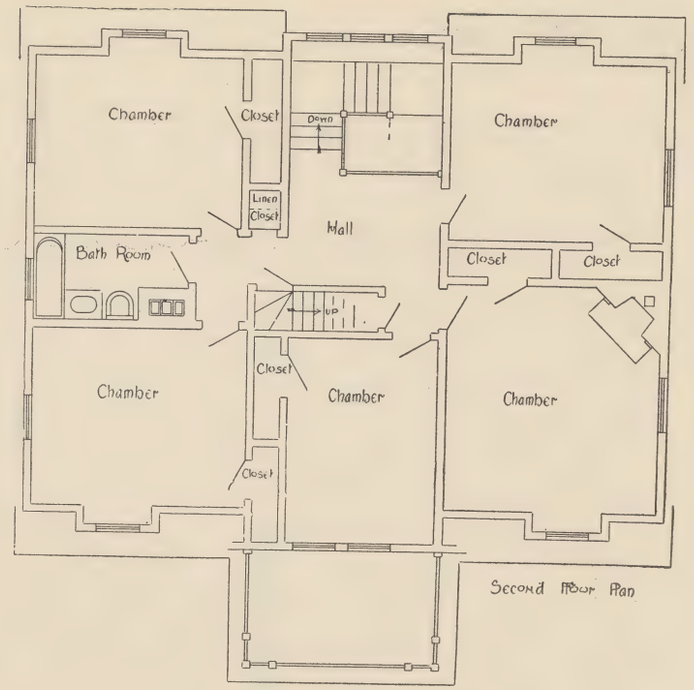
Design No. 27.



House at Newton, Mass.



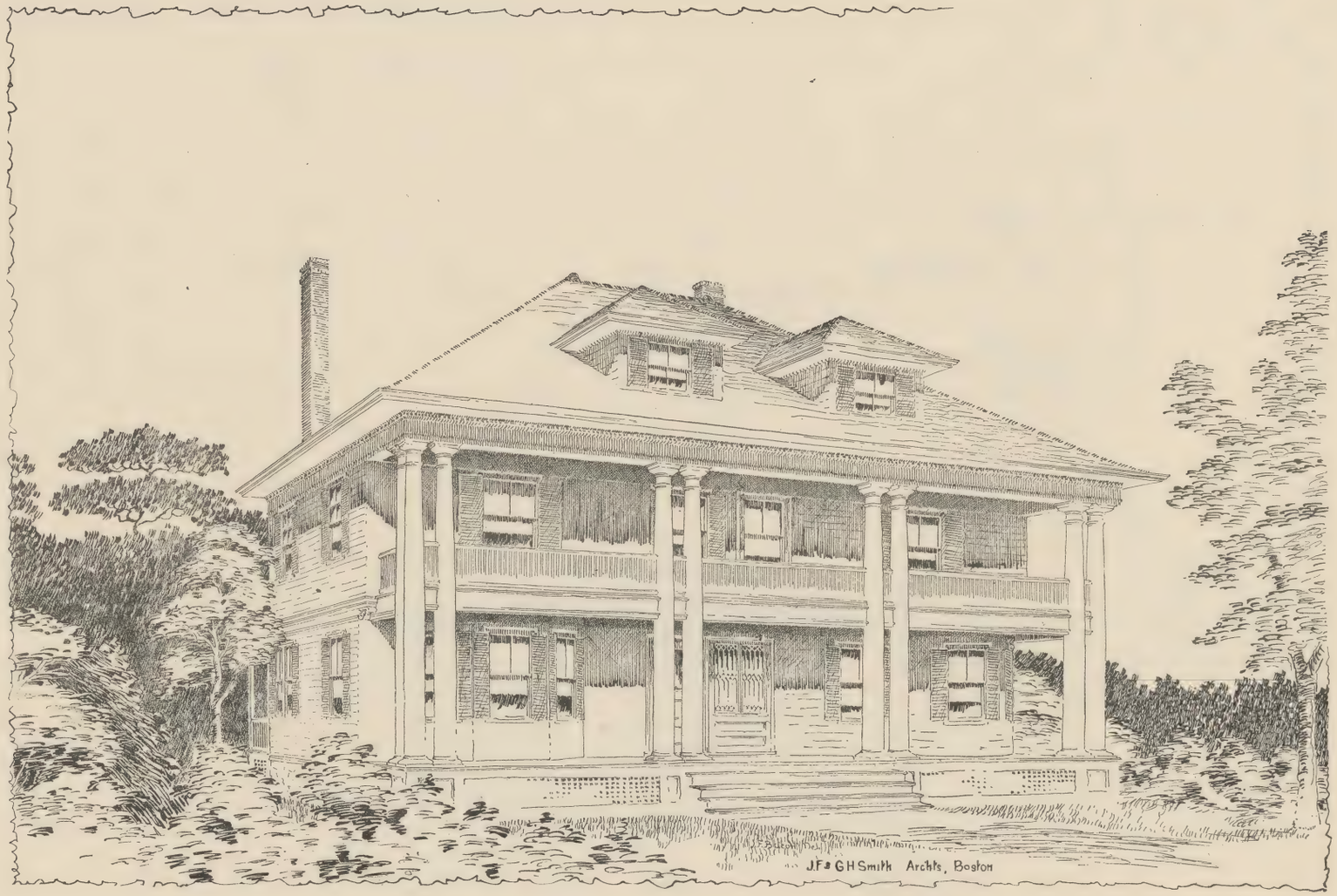
FIRST FLOOR PLAN



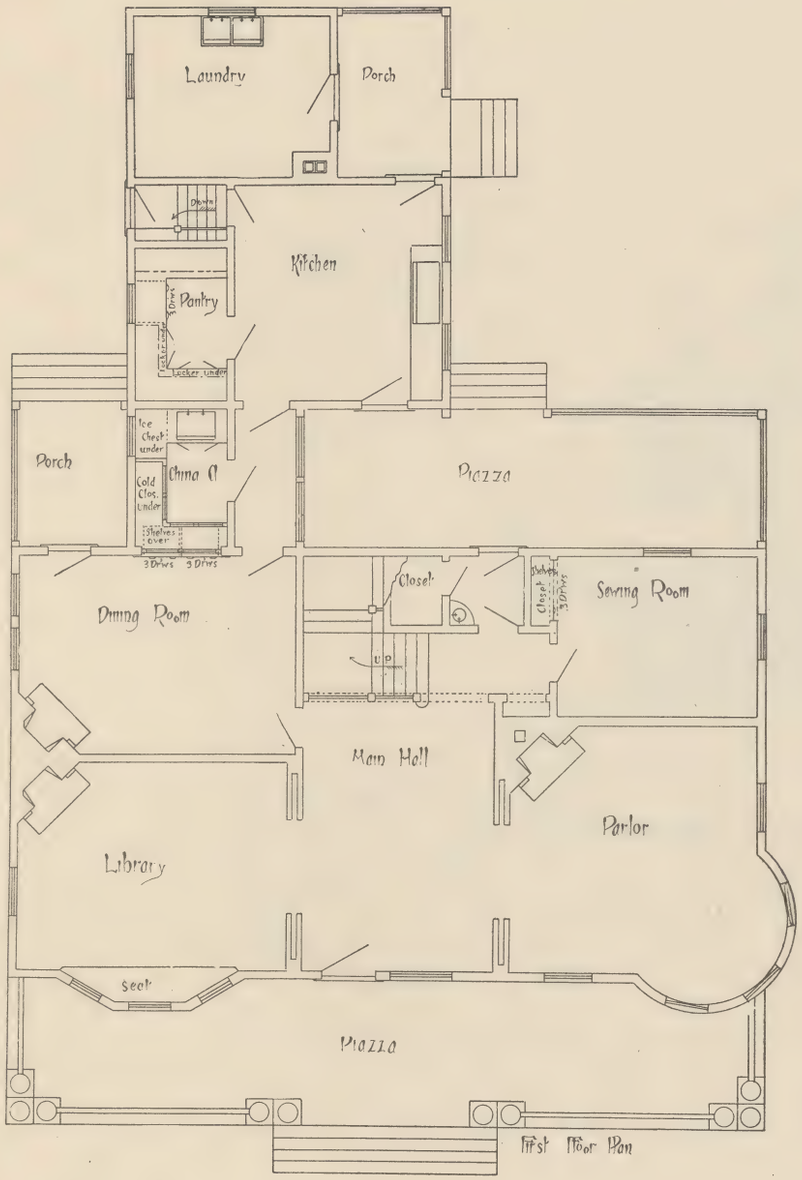
Second Floor Plan

DINING ROOM.

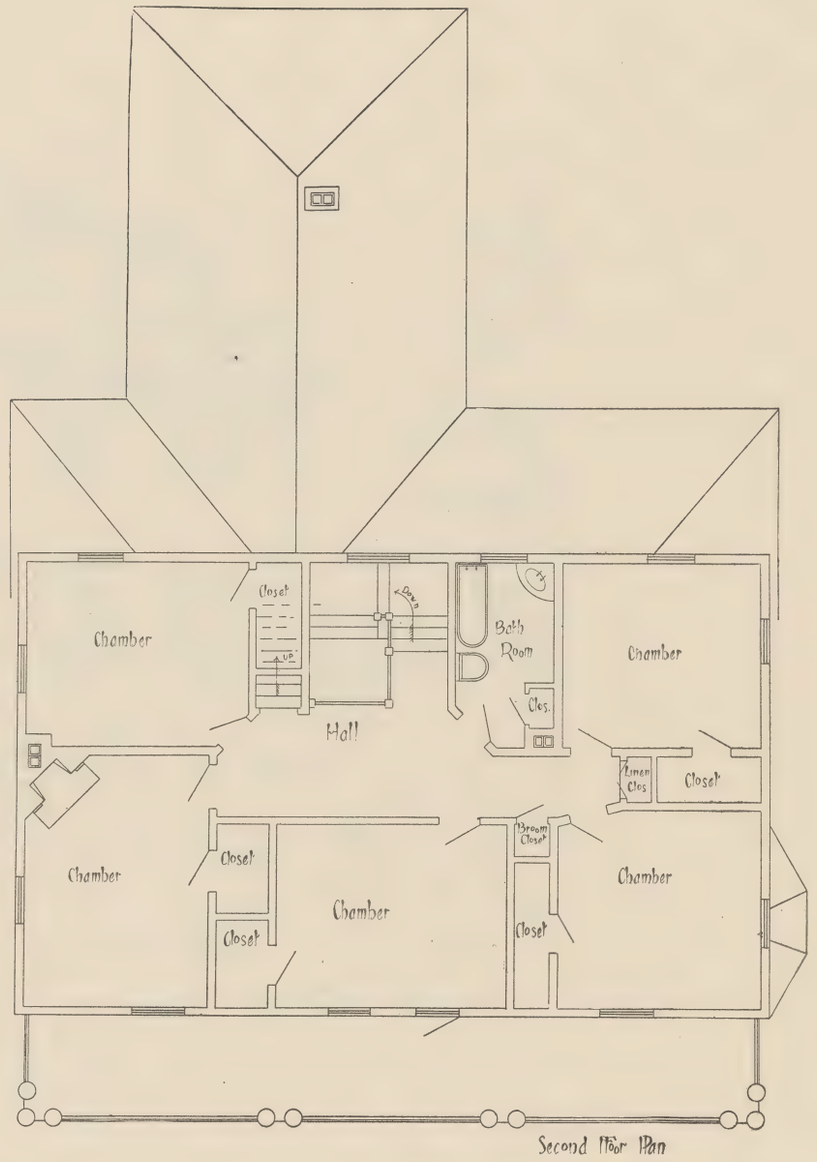
Design No. 28.



House at Roseland, N. C.



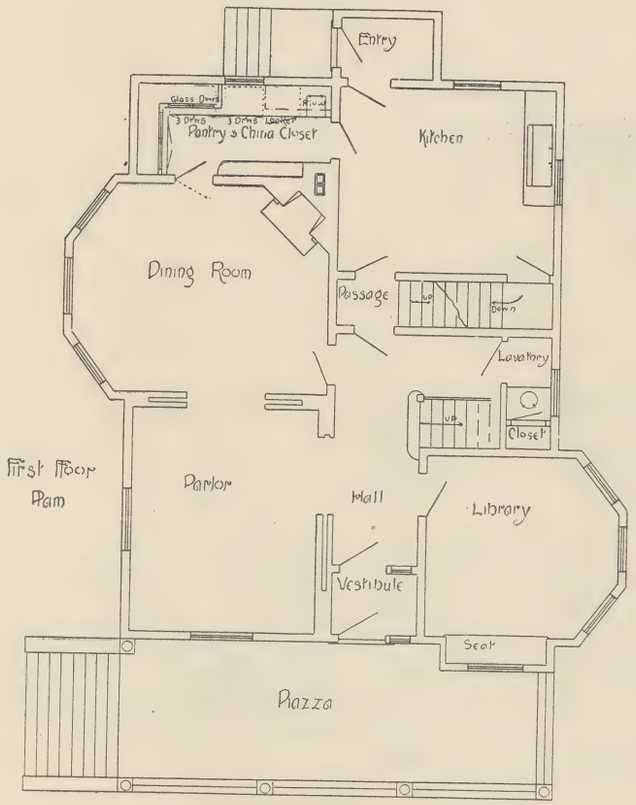
First Floor Plan

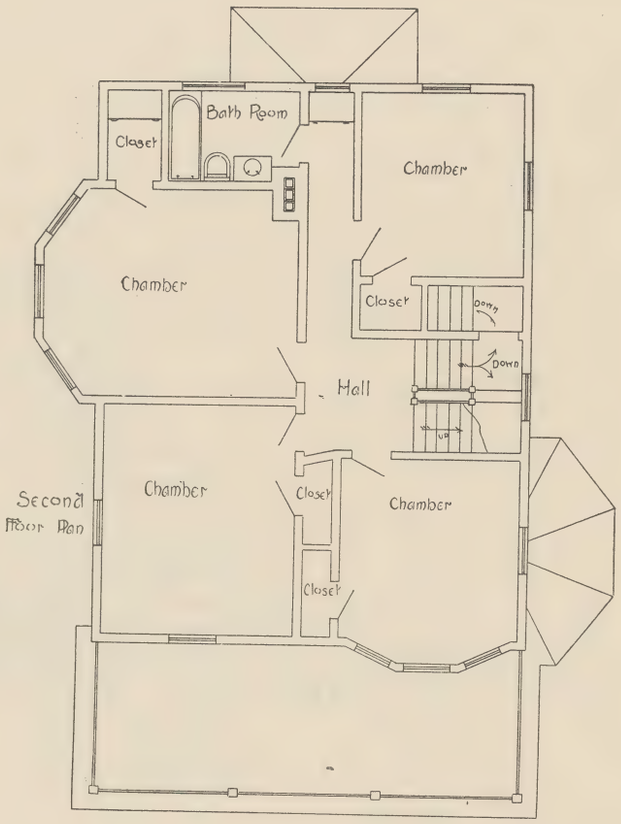


Second Floor Plan

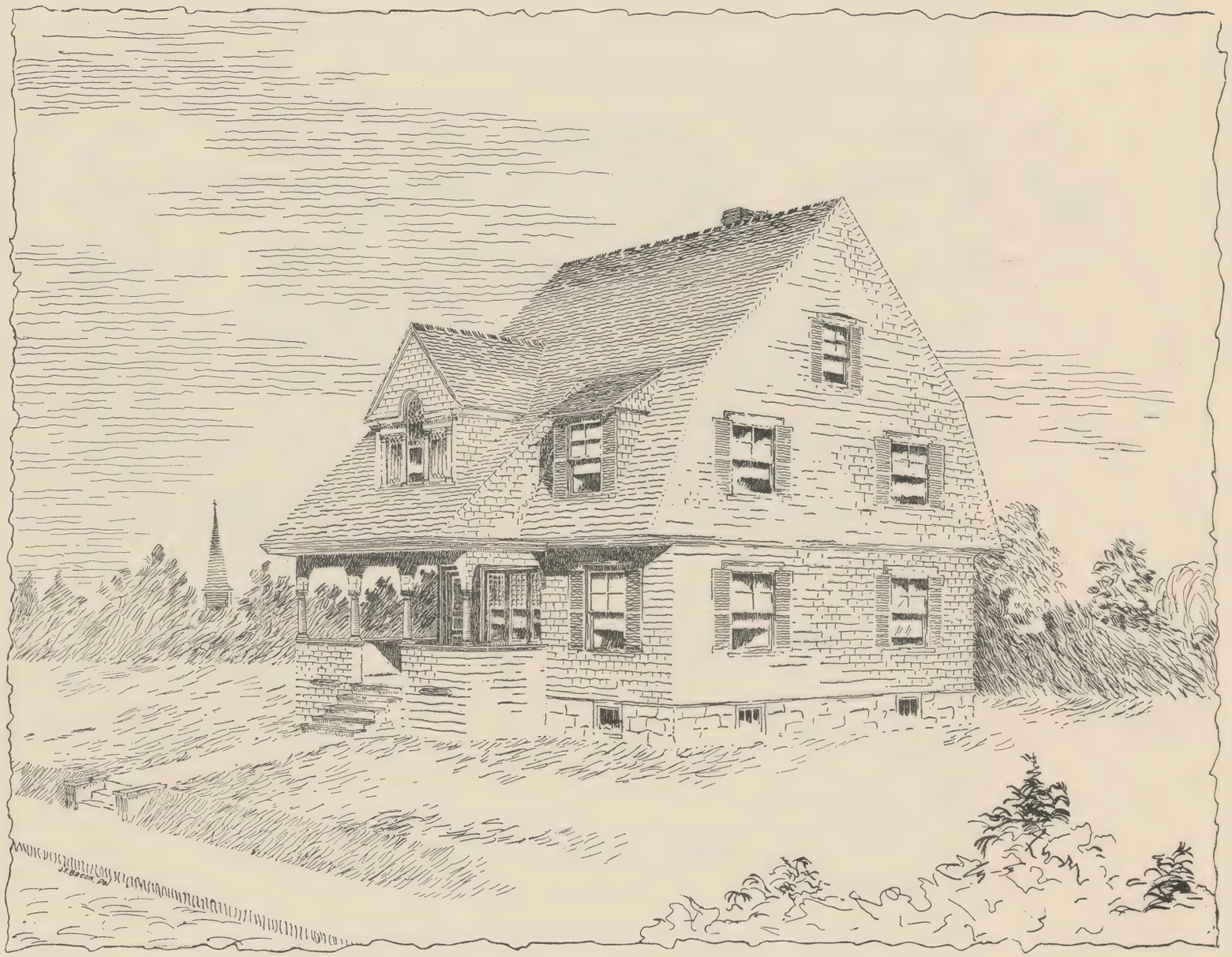
Design No. 29.

House at College Hill, Mass.

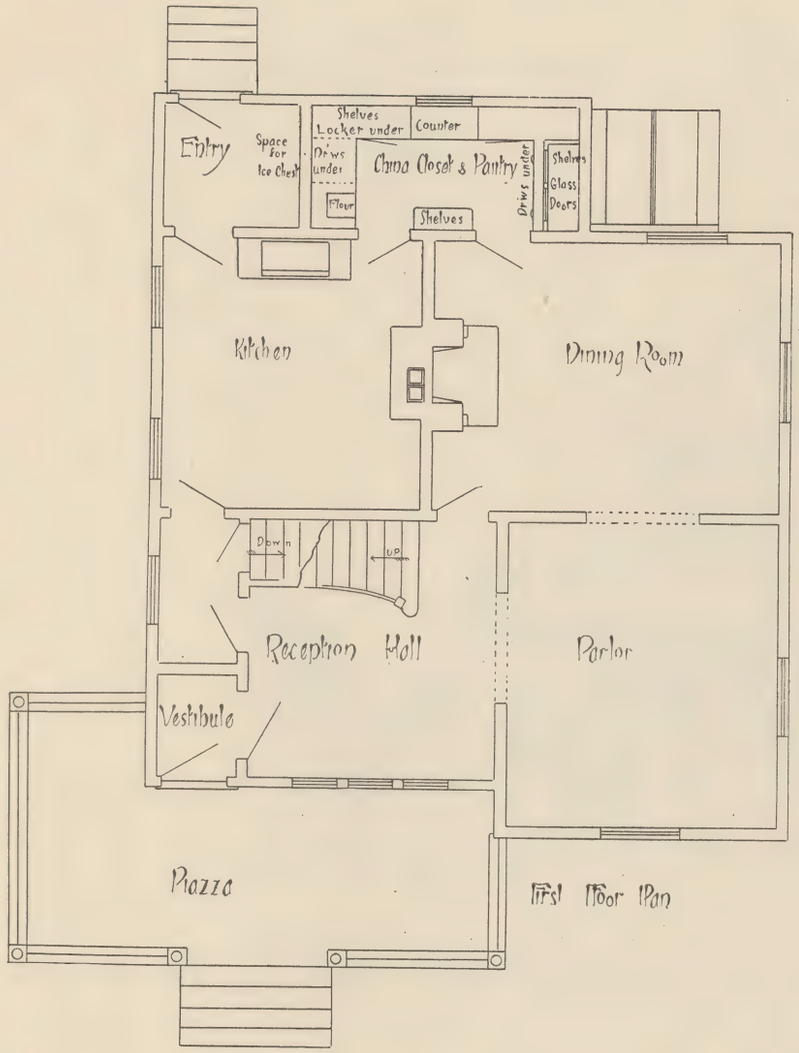

Entry
Glass Doors
3 Drws
3 Drws
Lockers
Pantry & China Closet
Kitchen
Dining Room
Passage
Up
Down
Lavatory
Up
Closet
First Floor Plan
Parlor
Hall
Library
Vestibule
Seat
Piazza


Bath Room
Closet
Chamber
Chamber
Closet
Down
Down
Hall
Up
Second Floor Plan
Chamber
Closet
Chamber
Closet

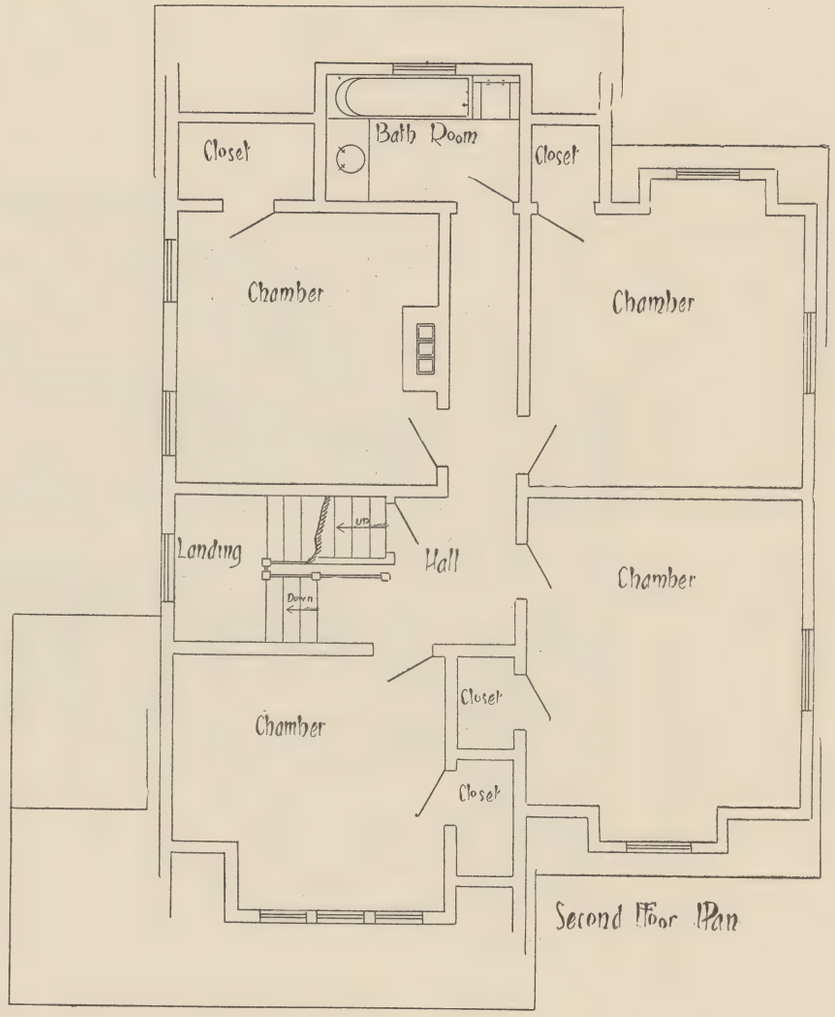
Design No. 30.



House at Atlantic, Mass.



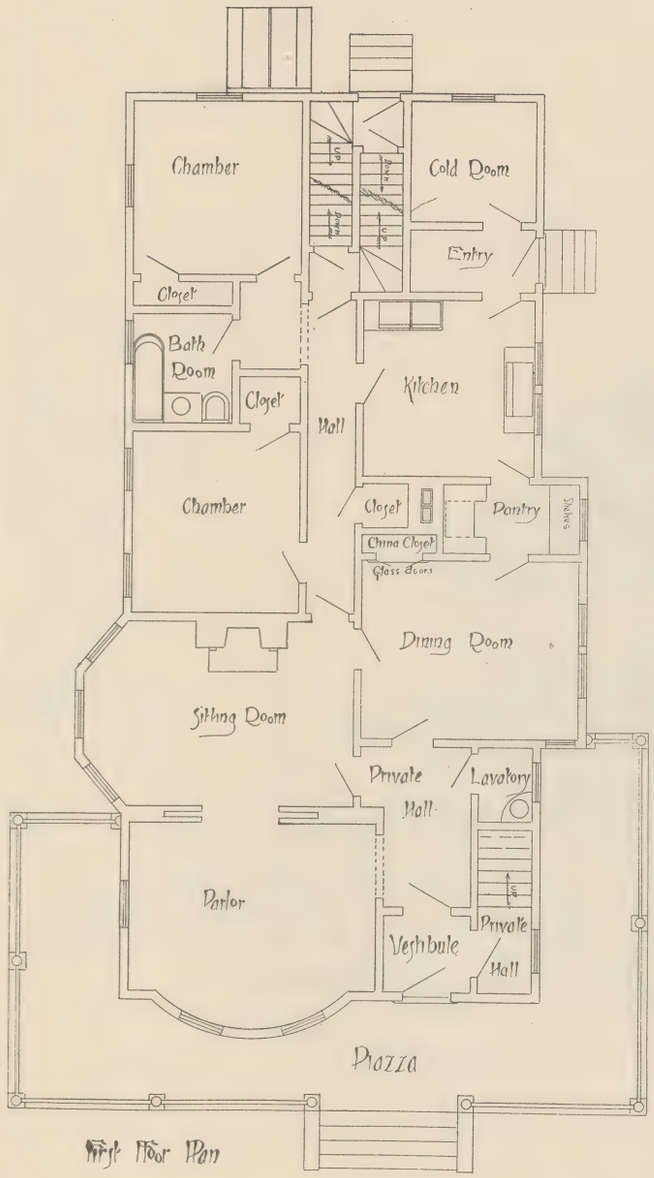
First Floor Plan



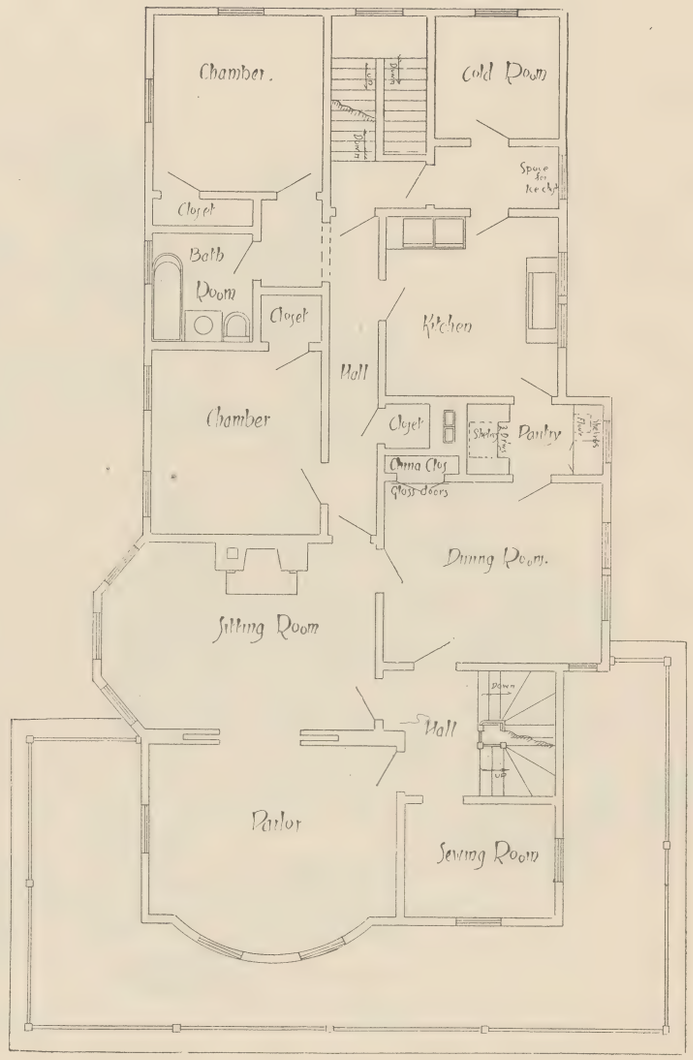
Second Floor Plan

Design No. 31.

Two Family House at Newtonville, Mass.



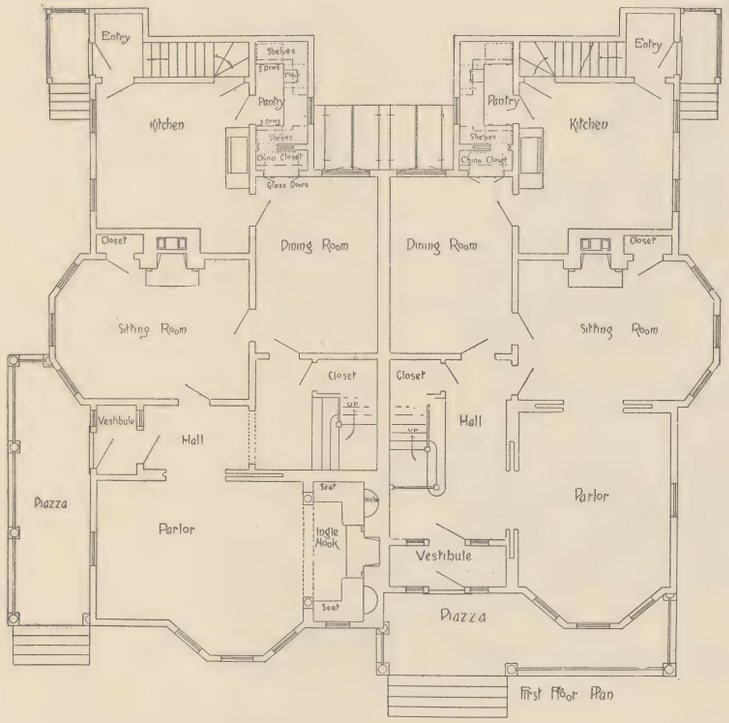
First Floor Plan



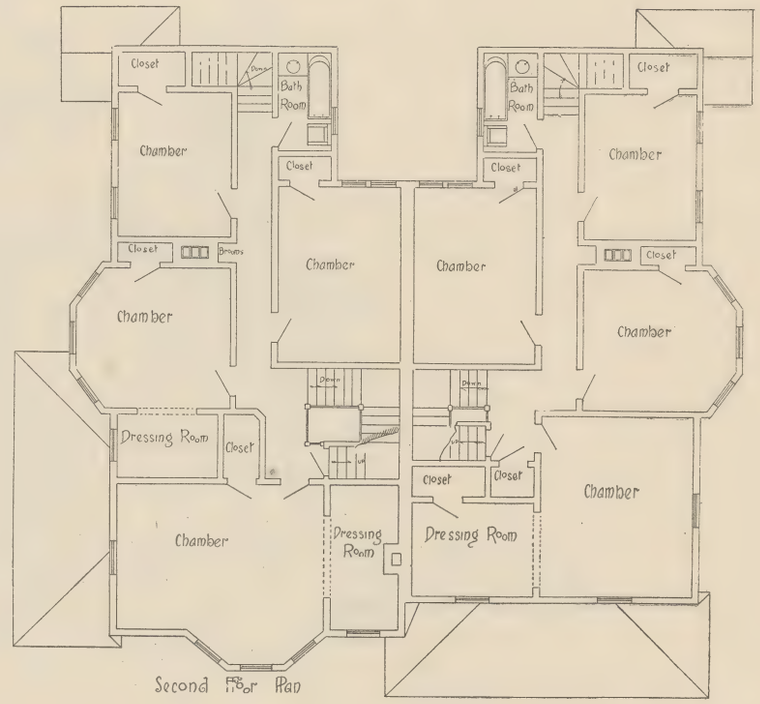
Second Floor Plan

Design No. 32.

Double house at Brookline, Mass.



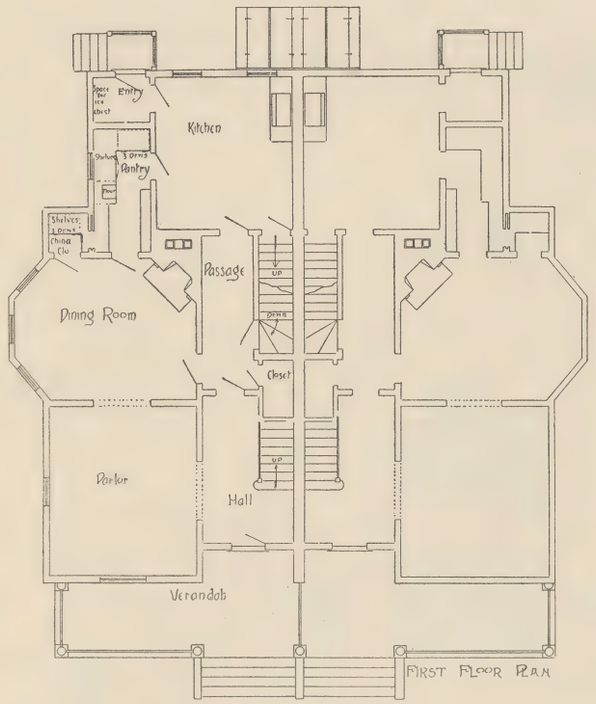
First Floor Plan



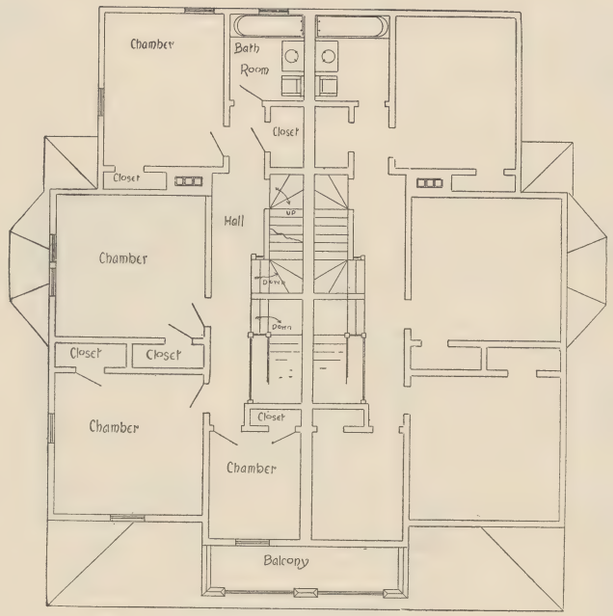
Second Floor Plan

Design No. 33.

Double house at Cambridge, Mass.

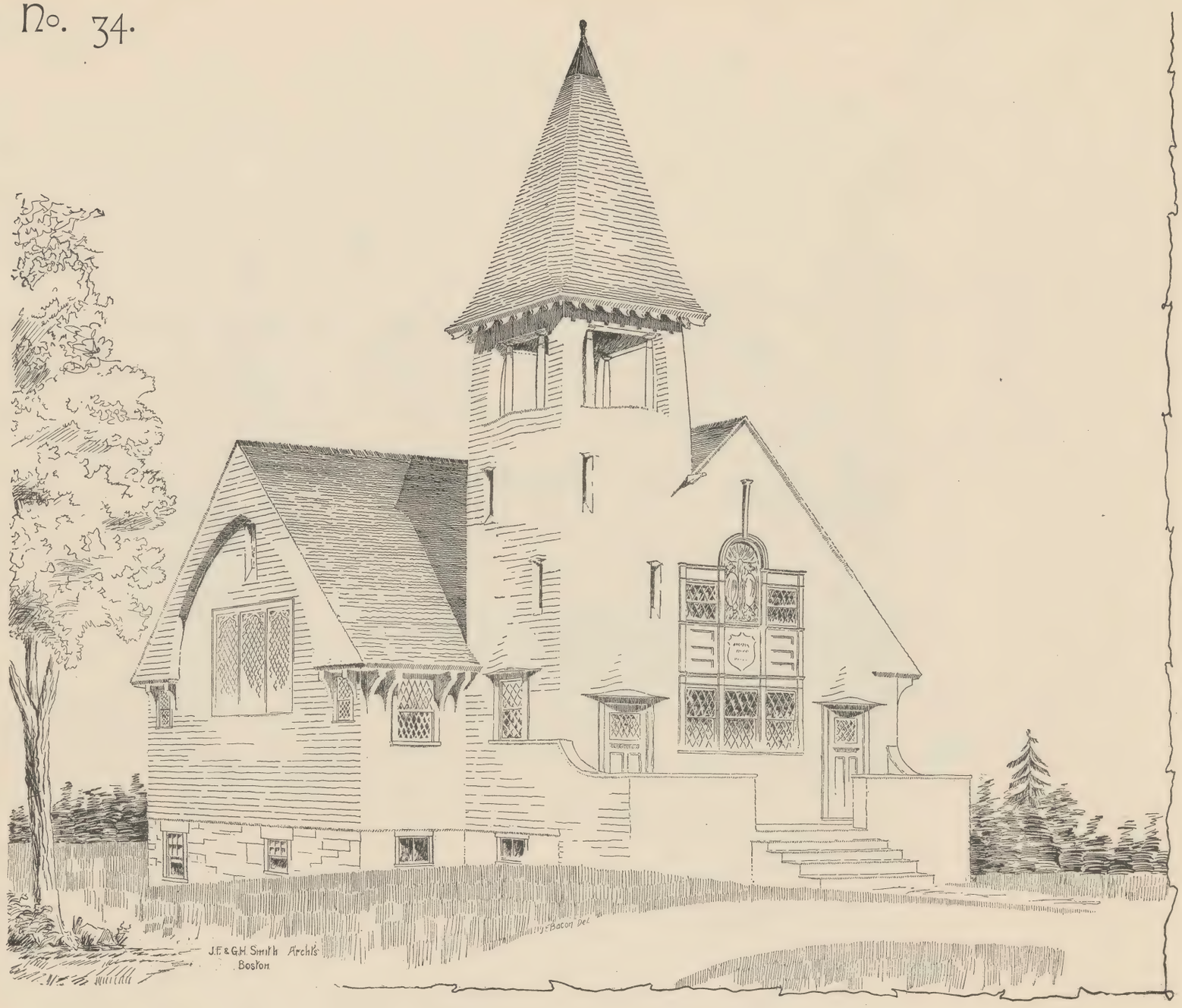


FIRST FLOOR PLAN

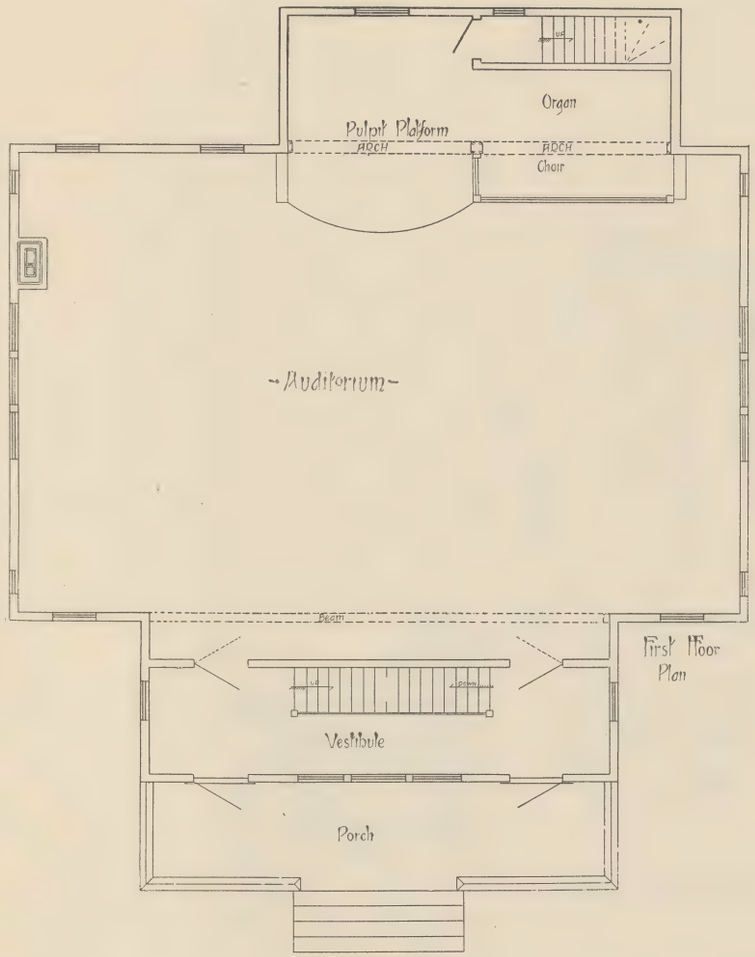


Second floor Plan

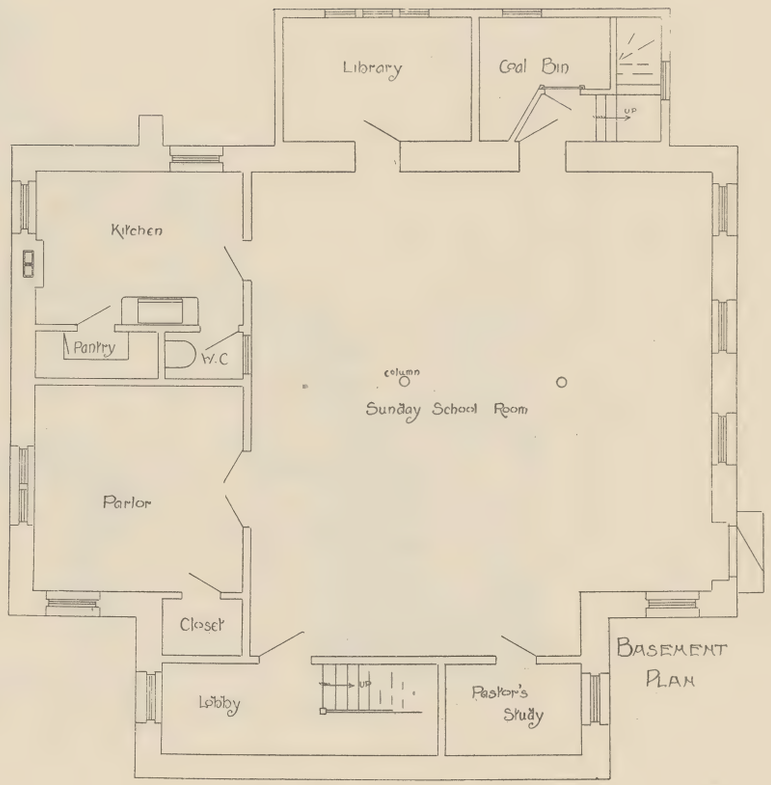
Design No. 34.



Methodist Episcopal Church at Atlantic, Mass.

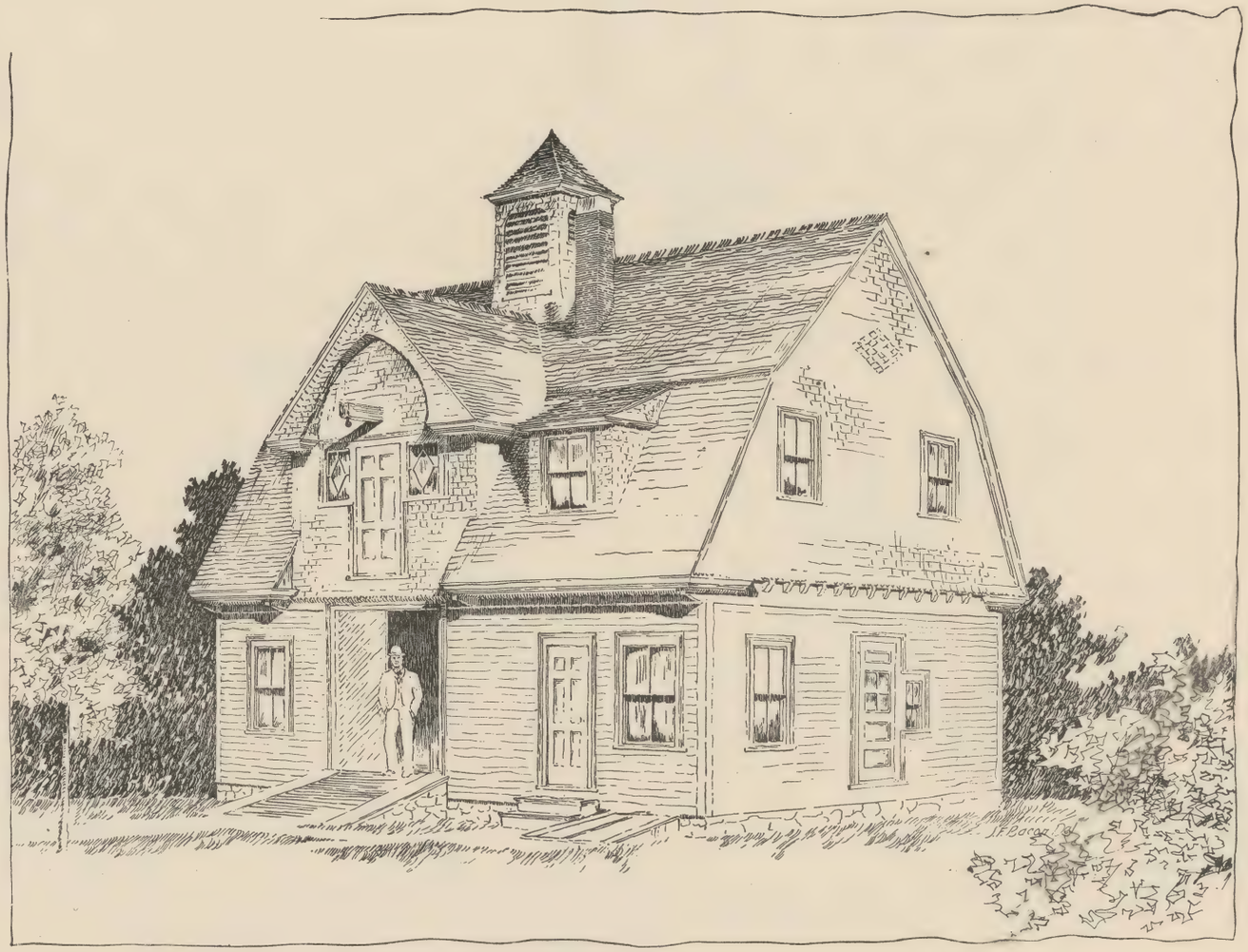


First Floor Plan

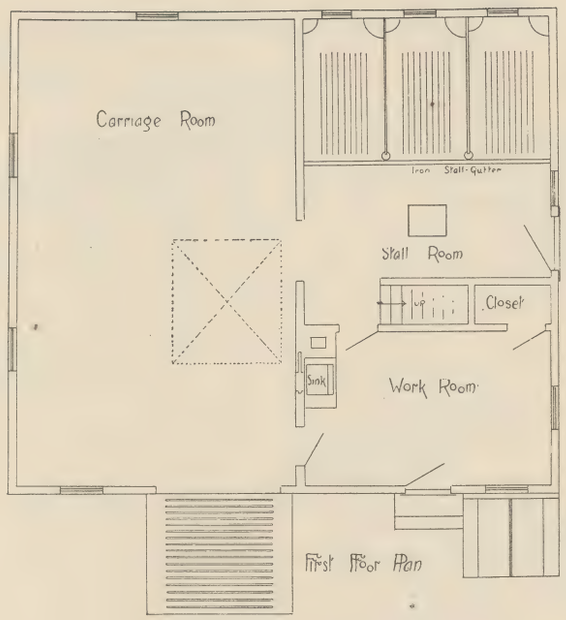


BASEMENT PLAN

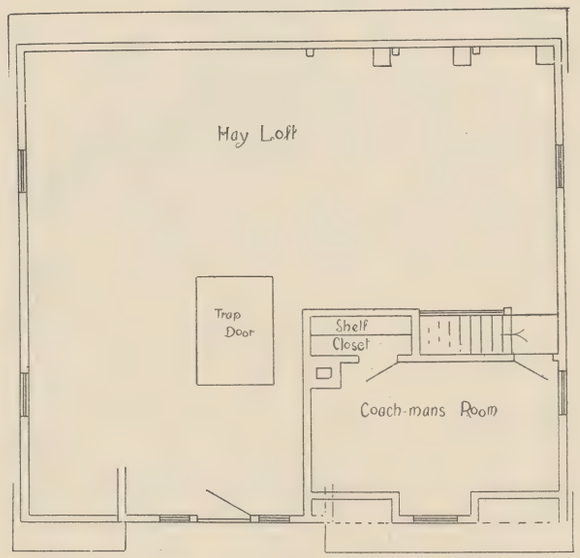
Design No. 35.



Stable at Cambridge, Mass.

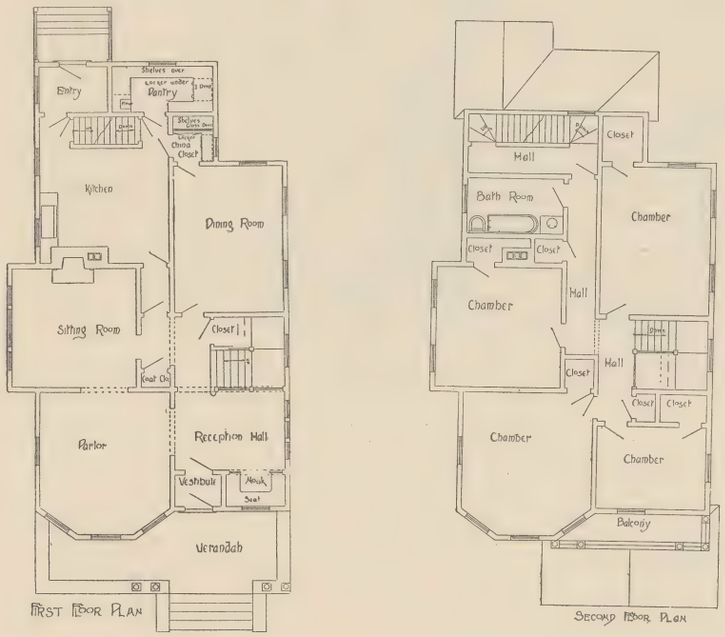


First Floor Plan



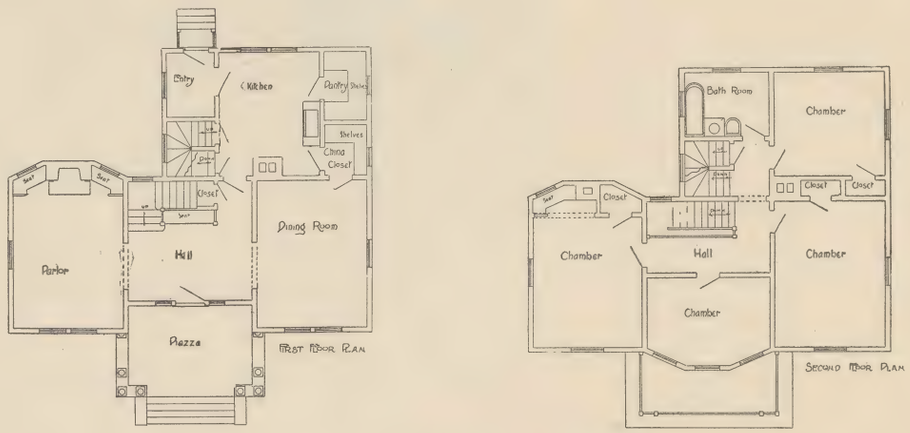
Second Floor Plan

Design No. 36.



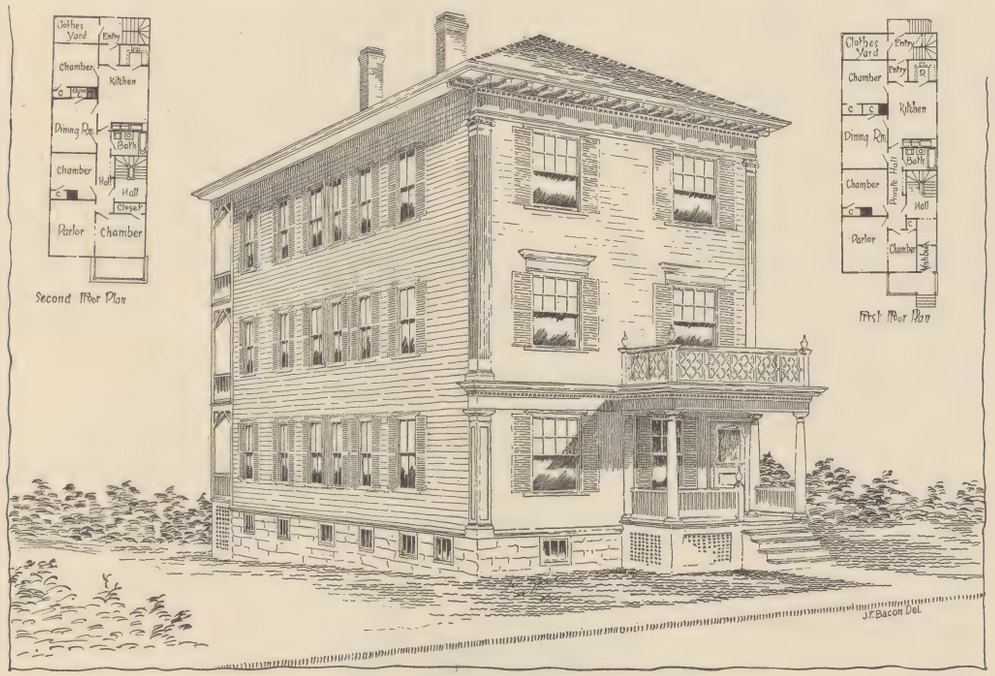
SKETCH FOR A $5,000 HOUSE.

Design No. 37.



SKETCH FOR A $3,500 HOUSE.

Design No. 38.

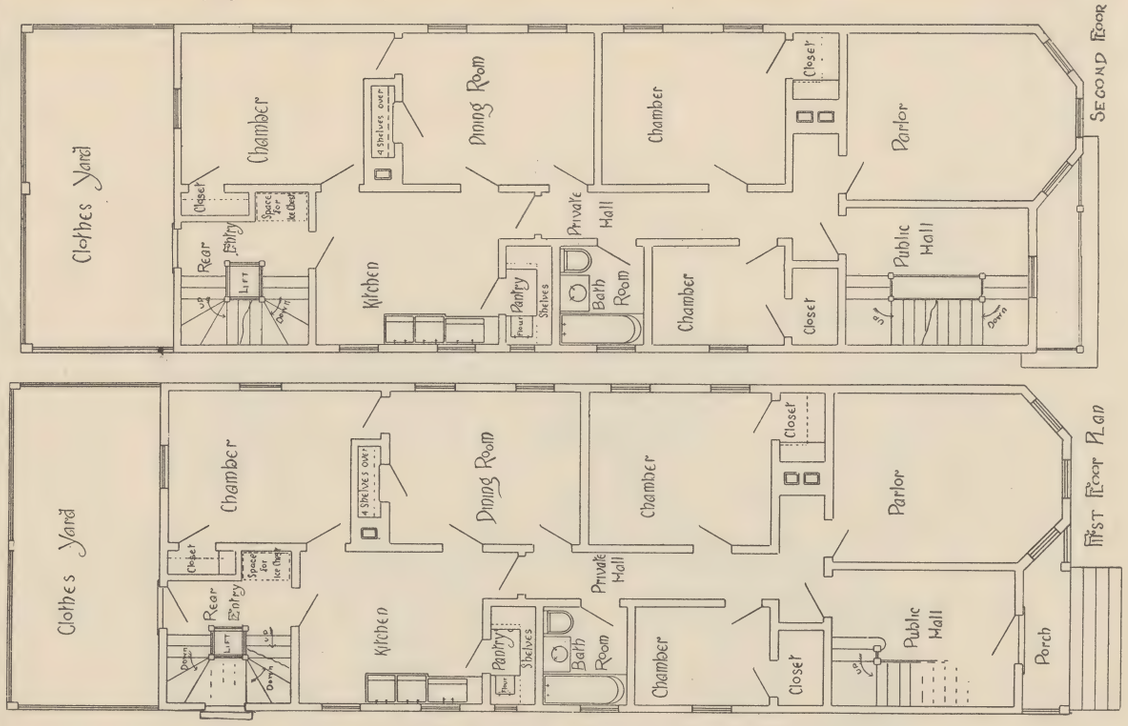


THREE-APARTMENT HOUSE AT DORCHESTER, MASS.

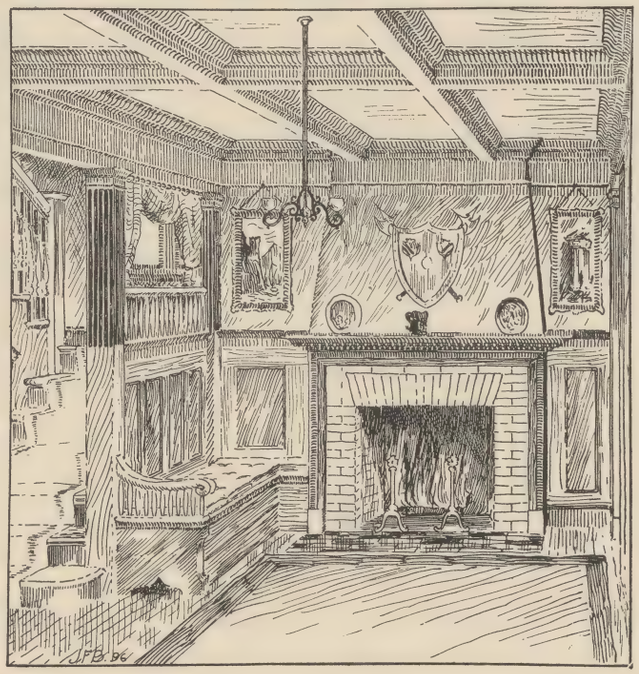
Design No. 39.

SIX-APARTMENT HOUSE AT SOUTH BOSTON.

Design No. 40.

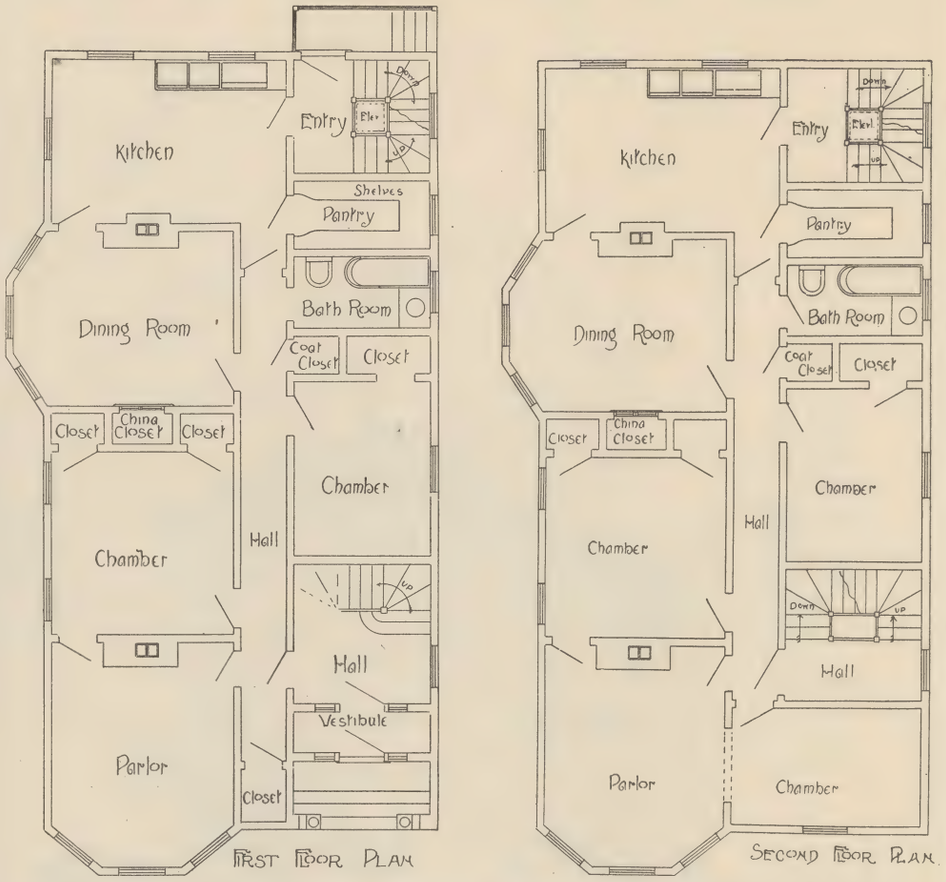


APARTMENT HOUSE AT SOUTH BOSTON.

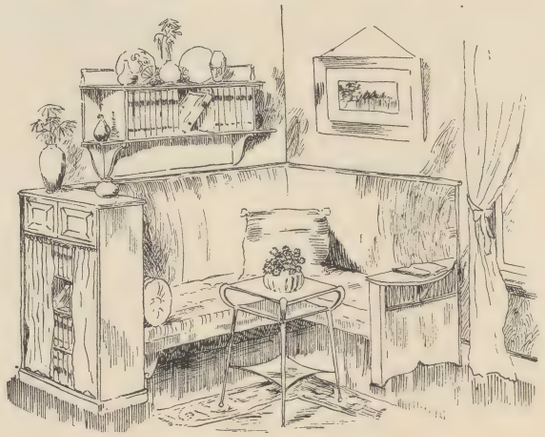


SUGGESTION FOR A RECEPTION HALL.

Design No. 41.



APARTMENT HOUSE AT SOUTH BOSTON.



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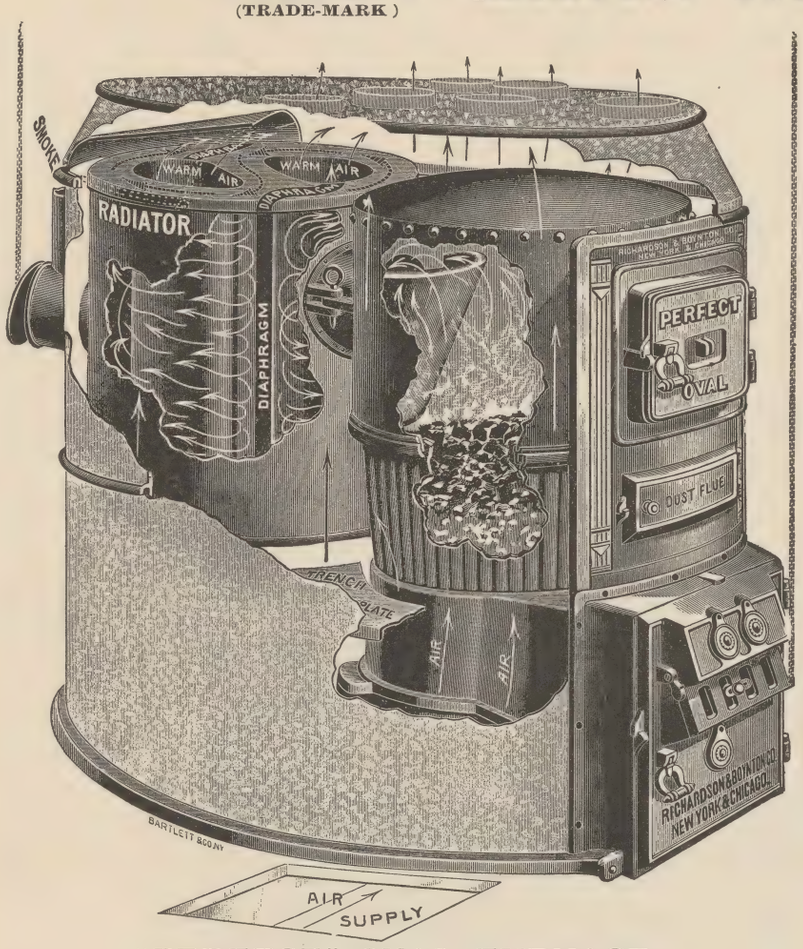

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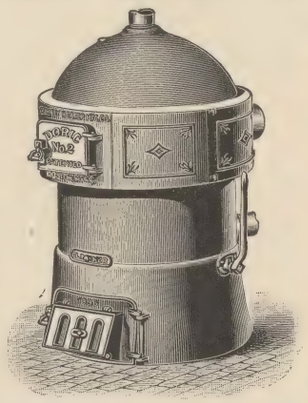

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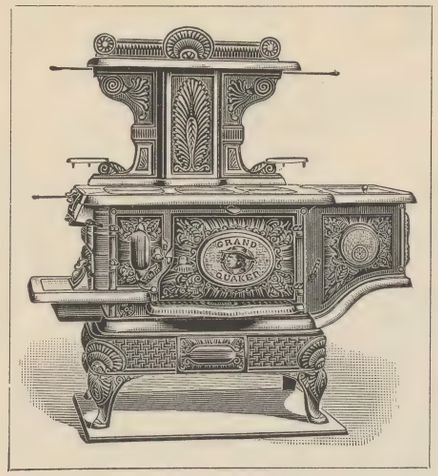

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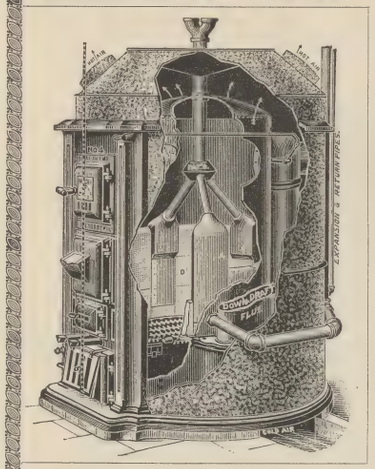

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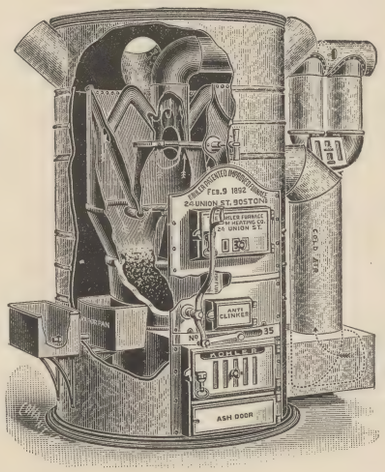

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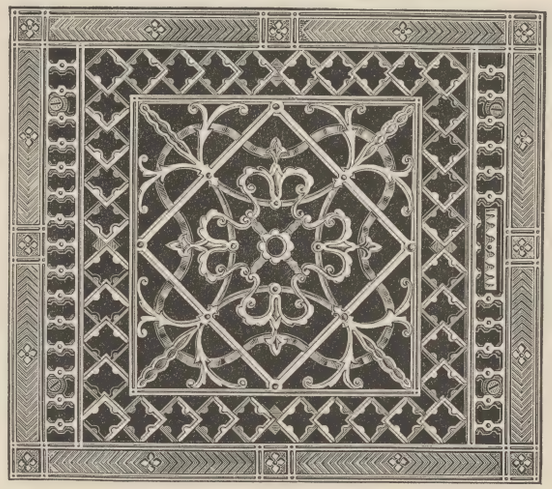

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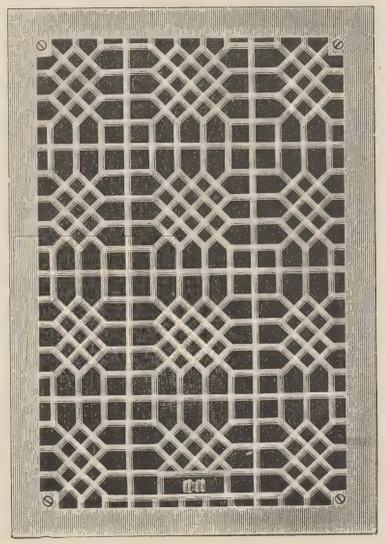

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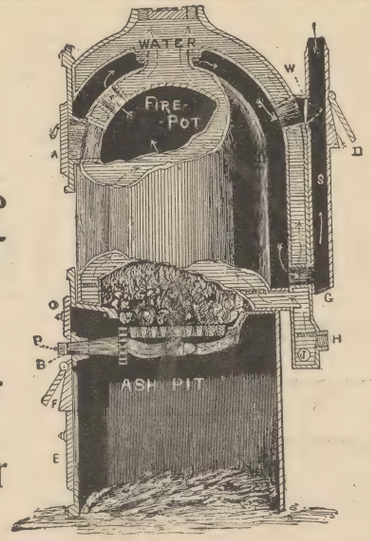

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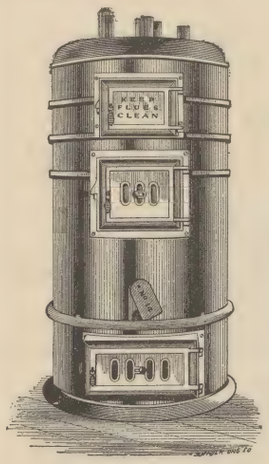

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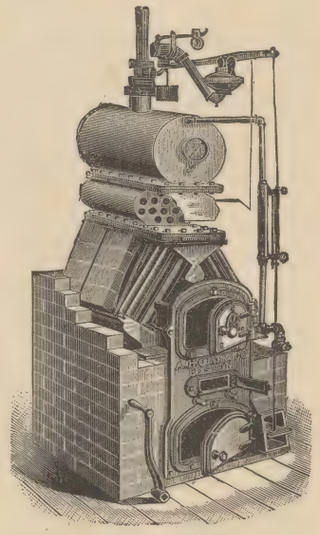

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